Design Review and Feasibility Assessment of the Draft Moreton Bay Regional Council Planning Scheme Residential Codes

Moreton Bay Regional Council

PLACE
PLANNING DESIGN ENVIRONMENT

Draft Summary Report July 2013

PLACE
PLANNING DESIGN ENVIRONMENT

Table of Contents

Glossary

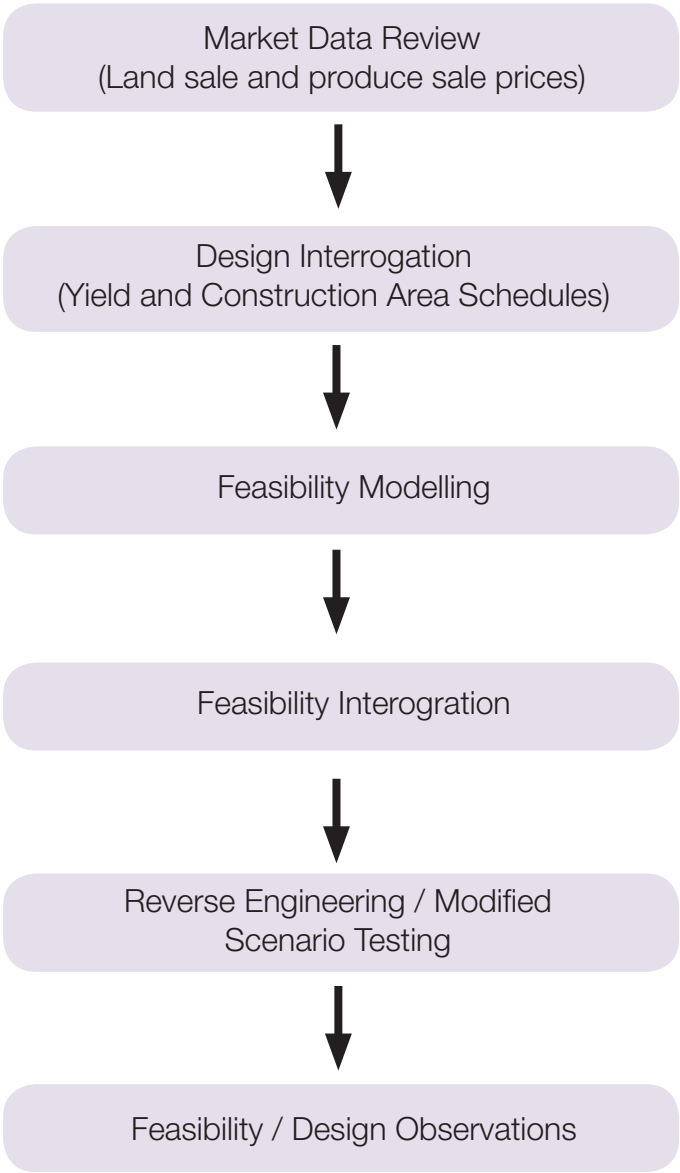
Term	Definition
bd/du	Bedrooms per dwelling unit
cp	Car parking unit
du	Dwelling unit
du/ha	Dwelling units per hectare
GFA	Gross floor area
NLA	Net lettable area
ROC	Return on cost (expressed as a percentage in feasibility testing)
SEQ	South East Queensland
sqm	Metres squared

1.0 -Introduction

The following methodology outlines in more detail the approach that was implemented by the PLACE team in delivering this project.

1. Background Information Review of Draft Codes
2. Market Pricing Assessment (for serviced land prices and typologies)
3. Design Provisions Assessment / Design Development (for housing typologies)
4. Construction and Infrastructure Cost Review
5. Feasibility Analysis
6. Residential Code Review Report

In assessing the viability of a range of potential development scenarios the project team undertook the following method:



2.0 - Scenarios

The following scenarios were nominated by Council at the commencement of the project and were tested by the team.

In additiona to the Primary 38 scenarios have been complemented with a number of alternate scenarios in certain circumstances. The alternate scenarios are denotated with an (a) or a (b).

Scenario	Typology	Location	Precinct (provisions)	Frontage / Lot Size	Parking Rate
	DUAL OCCUPANCY / LOFT SCENARIOS				
1	Dual Occupancy (Loft)	Caboolture	Next Gen Suburban	7.5m frontage (laneway)	2/dwelling
1a	Scenario Variation - increase in sale price				
2	Dual Occupancy (Loft)	Woody Point	Next Gen Suburban	10m frontage	2/dwelling
2a	Scenario Variation - larger development site with 3 x product rather than single site				
3	Dual Occupancy (Loft)	Caboolture	Next Gen Suburban	18m frontage	2/dwelling
3a	Scenario Variation - 2 x 360 sqm lots + 2 x larger attached houses				
	ROW HOUSE SCENARIOS				
4	Dwelling House (Row Housing)	Mango Hill	Next Gen Suburban	7.5m frontage (laneway)	2/dwelling
4a	Scenario Variation - 4 x smaller row house products				
5	Dwelling House (Row Housing)	Caboolture	Next Gen Suburban	7.5m frontage	2/dwelling
6	Dwelling House (Row Housing)	Caboolture	Next Gen Suburban	10m frontage	2/dwelling
6a	Scenario Variation - 4 x smaller row house products				
	MULTIPLE DWELLING (TERRACE) SCENARIOS				
7	Multiple Dwelling (Terrace)	Mango Hill	Next Gen Suburban	25m frontage	2/unit & no visitor
8	Multiple Dwelling (Terrace)	Lawnton	Urban	25m frontage	1/unit + 1/3 units (vis)
9	Multiple Dwelling (Terrace)	Caboolture	Urban	25m frontage	2/unit + 1/3 units (vis)

	MULTIPLE DWELLING (PLEX) SCENARIOS				
10	Multiple Dwelling (Plex)	Arana Hills	Next Gen Suburban	25m frontage	2/unit + 1/3 units (vis)
11	Multiple Dwelling (Plex)	Arana Hills	Next Gen Suburban	20m frontage, corner lot	2/unit + 1/3 units (vis)
12	Multiple Dwelling (Plex)	Caboolture	Next Gen Suburban	25m frontage	2/unit + 1/3 units (vis)
12a	Scenario Variation - reduction in the number of car parks from 2 to 1 car park per dwelling, and also reduces the product size to 120sqm				
13	Multiple Dwelling (Plex)	Caboolture	Next Gen Suburban	30m frontage, corner lot	2/unit + 1/3 units (vis)
13a	Scenario Variation - 5 x plex products reduced by 35sqm each + 1 car per dwelling				
13b	Scenario Variation - 6 x plex product + 1 car per dwelling +reduced communal open space				
14	Multiple Dwelling (Plex)	Kippa-Ring	Next Gen Suburban	25m frontage	2/unit + 1/3 units (vis)
14a	Scenario Variation - 6 x plex product + 1 car per dwelling +reduced communal open space				
15	Multiple Dwelling (Plex)	Strathpine	Next Gen Suburban	20m frontage, corner lot	2/unit + 1/3 units (vis)
15a	Scenario Variation - 4 x plex product + 1 car per dwelling				
	LOW RISE APARTMENT SCENARIOS				
16	Low Rise Apartments	Caboolture	Next Gen Suburban	25m frontage, 1000sqm	2/unit + 1/3 units (vis)
16a	Scenario Variation - 8 x units + 1 car per dwelling + reduced communal open space				
16b	Scenario Variation - 12 x units + 1 car per dwelling + reduced communal open space				
17	Low Rise Apartments	Kippa-Ring	Next Gen Suburban	25m frontage, 1000sqm	1/unit + 1/3 units (vis)
8	Low Rise Apartments	Arana Hills	Next Gen Suburban	18m frontage, 600sqm	1/unit + 1/3 units (vis)
19	Low Rise Apartments	Arana Hills	Next Gen Suburban	25m frontage, 1000sqm	2/unit + 1/3 units (vis)
20	Low Rise Apartments	Strathpine	Next Gen Suburban	18m frontage, 600sqm	2/unit + 1/3 units (vis)
21	Low Rise Apartments	Strathpine	Next Gen Suburban	25m frontage, 1000sqm	2/unit + 1/3 units (vis)
22	Low Rise Apartments	Lawnton	Urban	18m frontage, 600sqm	1/unit + 1/3 units (vis)
23	Low Rise Apartments	Lawnton	Urban	25m frontage, 1000sqm	2/unit + 1/3 units (vis)
23a	Scenario Variation - increased site cover + 12 x unit product +reduced communal open space				
24	Low Rise Apartments	Margate	Urban	18m frontage, 600sqm	1/unit + 1/3 units (vis)
25	Low Rise Apartments	Margate	Urban	25m frontage, 1000sqm	2/unit + 1/3 units (vis)

	MEDIUM RISE APARTMENT SCENARIOS				
26	Medium Rise Apartments	Redcliffe	Urban	20m frontage, 800sqm	2/unit + 1/3 units (vis)
27	Medium Rise Apartments	Redcliffe	Urban	30m frontage, 1000sqm	2/unit + 1/3 units (vis)
27a	Scenario Variation - 1 car per dwelling				
28	Medium Rise Apartments	Margate	Urban	25m frontage, 1000sqm	2/unit + 1/3 units (vis)
28a	Scenario Variation - 2 bedroom product, deleting 3 bedroom product + 1 car per dwelling				
29	Medium Rise Apartments	Burpengary	Urban	25m frontage, 1000sqm	1/unit + 1/3 units (vis)
30	Medium Rise Apartments	Burpengary	Centre (utilise urban provisions)	25m frontage, 1000sqm	2/unit + 1/3 units (vis)
31	Medium Rise Apartments	Arana Hills	Centre (utilise urban provisions)	20m frontage, 800sqm	1/unit + 1/3 units (vis) 2/unit + 1/3 units (vis)
32	Medium Rise Apartments	Caboolture	Centre (utilise urban provisions)	25m frontage, 1000sqm	2/unit + 1/3 units (vis)
	HIGH RISE APARTMENT SCENARIOS				
33	High Rise Apartments (8 storeys)	Woody Point	Urban	30m frontage, 1600sqm	2/unit + 1/3 units (vis)
34	High Rise Apartments (8 storeys)	Redcliffe	Urban	20m frontage, 1000sqm	2/unit + 1/3 units (vis)
35	High Rise Apartments (6 storeys)	Lawnton	Urban	30m frontage, 1600sqm	2/unit + 1/3 units (vis)
36	High Rise Apartments (12 storeys	Redcliffe	Centre (can use urban provisions)	35m frontage, 2400sqm	2/unit + 1/3 units (vis)
36a	Scenario Variation - 1 car per dwelling				
37	High Rise Apartments (8 storeys)	Strathpine	Centre (can use urban provisions)	35m frontage, 2400sqm	2/unit + 1/3 units (vis)
38	High Rise Apartments (8 storeys)	Caboolture	Centre (can use urban provisions)	35m frontage, 2400sqm	1/unit + 1/3 units (vis)

3.0 -Input Data

The following assumptions or figures and pricing have been used in the generation of the project feasibilities.

3.1 - Building Construction Elements

Assumption / Exclusion	Detail of Assumption
Return on Cost / Profit	Project Likely to Proceed - 19% > Project is Marginal - 15-19% Project unlikely to Proceed < 15%
Soft Development Costs (Consultants etc)	5% of total build price
Inbuilt Construction Contingency	7.5%of total build price
Selling Costs	Nominal budgets of $35-45K for legal costs and $15-25K depending upon the size of the project have been allowed for marketing and sales costs.
Infrastructure Charges	As per MBRC Cap Charge rates $ 22,000 – 1 & 2 bedroom units $ 28,000 – 3 bedroom units / lot
Development Application Fees	Dwelling House (Code) - $690 Dwelling House (Impact) - $1280 Dual Occ/Duplex Dwelling (Code Assessment) - $2310 Dual Occ/Duplex (Impact Assessment) - $2890 Multi Dwelling (Code Assessment) - up to 10 units - $3480 Multi Dwelling (Code Assessment) - 31+ units – $11,550 Multi Dwelling (Code Assessment) - Medium (11-30 units) - $5780 Multi Dwelling (Impact) - up to 10 units - $5780 Multi Dwelling (Impact Assessment) - Medium (11-30 units) -$8090 Multi Dwelling (Impact Assessment) - 31+ units -$13,840
Construction Price per sqm	Residential Row House (2 storey) Construction price - $ 1050 m^2 Residential 3 storey MUD Construction price - $ 1500 m^2 Residential 5 storey MUD Construction price - $ 1850 m^2 Residential 8 storey MUD Construction price - $ 2000 per m^2 Residential 15 storey MUD Construction price - $ 2200 per m^2 Ground level / Undercroft $ 850 per m^2 Level 1 Basement - $1515 per m^2 Levels 2+ Basement - $2100 per m^2

Structure Costs	Undercroft Structure $850 per m^2 Basement 1 - $1515 per m^2 Basement 2+ -$2100 per m^2 Balcony (Unit balcony - reinforced concrete) - $500 per m^2 Balcony (Timber Deck) -$250 per m^2 Covered Car Park (metal car port) - $280 per m^2 Ground Level Carpark - $100 per m^2 Undercroft Structure - $850 per m^2
Landscape Costs	Landscape Buffers - $45 per m^2 Deep Planting - $45 per m^2 Open Space - deck/terrace/balcony (timber) - $250 per m^2 Communal Open Space - $90 per m^2 Open Space -soft landscaping - $70 per m^2 Open Space – lawn - $25 per m^2 Driveway and pavement - $140 per m^2
Typical Dwelling Mix	Dwelling House (Row Housing) – 3 bedrooms Multiple Dwelling (Terrace) – 3 bedrooms Multiple Dwelling (Plex) – 3 bedrooms Low Rise Apartments – 75% 2 bedrooms + 25% 3 bedrooms Medium Rise Apartments – 75% 2 bedrooms + 25% 3 bedrooms High Rise Apartments – 75% 2 bedrooms + 25% 3 bedrooms
Carparking Assumptions	Generally 2 carparks per dwelling + 1 visitor carpark per 3 dwellings, unless specifically modified for the individual scenarios as noted
Financial Modelling	All scenarios will be modelled in a static sense and assume 100% debt financing across both land and total development costs. Assuming 100% debt finance funding is an approach typically adopted by valuers enabling them to compare assets like for like. This approach is adopted as the funding arrangements for most developments will vary.
GST	Modelling has assumed development is undertaken by a 'professional' developer and as such GST is required to be paid on the sale of each product.

3.2 - Land Purchase Prices

Suburb	Lot Size	Purchase Price		Suburb Profile
		Vacant Land	House on Land	
Arana Hills	600m^2	-	$275k - $380k	Arana Hills is an established suburb with limited vacant land. There are small pockets of land available on the outskirts of the suburb although the sites are generally constrained by topography. New development in the area would be through infill scenarios with house and land being purchased and the existing dwelling demolished. Standard lot sizes in the suburb are 40m depth by 15m wide.
	800m^2	$305k	$365k - $445k	
	1000m^2	-	$460k - $499k	
	Greenfield 10,000m^2	$2,000,000		
Burpengary	1000 m^2		$220k - $280k	Burpengary is an expanding suburb with tracts of land still available for development. Lot sizes in the area range significantly with standard lot subdivision around the centre averaging 1000m^2. Large lots over 6000m^2 are commonly being picked up for smaller lot or community title subdivision. Land parcels to the east of the Bruce Highway are generally over 2000m^2 containing single dwellings.
	Large Lot 3000 m^2 – 5000m^2			
Caboolture	600m^2		$200k - $270k	Caboolture is an expanding centre suburb with large vacant parcels of land still available. The 600m^2 and 800m^2 land parcels are an established standard allotment size in the locality. Higher density development is occurring to the east of Caboolture centre as large Greenfield development sites between the centre and the Bruce Highway become more appealing for development. The surplus of land available in the area keeps land prices low with financial efficiencies to be gained when buying larger lots.
	800m^2		$212k - $270k	
	1000m^2	$215k	$230k - $290k	
	2400 m^2			
Kippa-Ring	1000m^2		$420k-$485k	Kippa-Ring is an established suburb with limited vacant urban land available for development. New development in the area would be achieved through consolidating land parcels for larger developments or smaller lot infill development typologies. Land achieves a higher sales rate compared to inland suburbs due to close proximity to the bayside suburbs of Redcliffe and Margate.
Lawnton	600m^2	$220k	$230k-$355k	Lawnton is a relatively established suburb with new development occurring as the larger rural lots are purchased and subdivided. There is evidence of urban consolidation and infill development with land parcels around the rail station being redeveloped for higher density product. Large parcels of land exist between Francis Road and Todds Road with development pressure likely to persuade a higher density urban outcome. There is limited variance in vacant land prices between the 600m^2 and 800m^2 allotments, with a similar sales price result also achieved on the improved land of this size. Land purchase prices increase on the larger 1000m^2 allotment, particularly parcels within close proximity to the rail station.
	800m^2	$220k	$260k-$355k	
	1000m^2		$265k - $480k	

Suburb	Lot Size	Purchase Price		Suburb Profile
		Vacant Land	House on Land	
Mango Hill	400 m²		$350k	Mango Hill is a relatively new suburb with greenfield development the predominant development type. The greenfield development sites generally host a mix of housing typologies -with examples of small lot housing, terrace and townhouse product within the locality. These lots generally achieve higher subdivision efficiencies and therefore land price per square meter and per dwelling is lower. Vacant land in the area generally achieves $220k to $230k for sites between 800sqm to 1000sqm. Improved house and land product is new in the locality and averages around a $440k sales price. Large development sites are still available in the locality and it is envisioned that greenfield development will remain dominant.
	600m²	$230k	$450k	
	800 m²		$340k-$510k	
	1000m²	$225k	$360k-$575k	
	Greenfield 10000 m²	$1mil – $1.3mil		
	Greenfield 50000 m²	$4mil-$6.9mil		
Margate	600m²		$220k - $435k	Land purchase prices are inflated in the suburb due to proximity to Moreton Bay. Land to the east of Oxley Ave can achieve higher sales rates with the potential to develop a product that leverages off the view over Moreton Bay. Margate is an established suburb with vacant land relatively scarce. Urban consolidation and infill development will be required which can elevate project cost.
	800 m²	$400k	$340k-$399k	
	1000 m²	$495k	$417k - $549k	
	1400 m²	$650k - $750k		
Redcliffe	800m²	$500k - $700k	$300k-$495k	Redcliffe is an established suburb which achieves inflated sales prices for land and product due to proximity to Moreton Bay. There is limited vacant urban land in the area. Development would be through urban consolidation and infill development.
	1000m²	$840k		
Strathpine	600m²	-	$285k-$310k	Strathpine is a reasonably established suburb, with new development occurring on the urban fringe. Subdivision and Greenfield development is predominantly situated to the east of Strathpine Rail Station as development edges closer to South Pine River. Standard lot dimensions are 15 meters by 40 meters across the suburb. Opportunity to develop Greenfield development to the east of Gympie Road will most likely stifle significant infill development unless larger land parcels around the centre become available.
	800m²	-	$338k-$346k	
	1000m²	-	$330k-$380k	
Woody Point	400 m²	-	$230k - $299k	Woody Point is a small bayside suburb with limited vacant land available, which results in inflated land purchase prices. Deep narrow lots of 60 meters by 15 meters are the standard lot layout across the suburb. Smaller lots have occurred through recent land subdivisions, creating more manageable sizes for single dwellings. The larger lots, although higher in price, do create opportunity to consolidate and develop higher density product.
	1000m²		$415k - $470k	
	1800m²		$450k-850k	

3.3 - Product Sale Prices

Market and Sales Research Elements:

Utilising real estate data and other information sourced from Price Finder, Realestate.com, RP Data and Domain.com, market and sales data was collated across the various suburbs and typologies.

Where possible, actual projects were sourced with the actual land purchase price and sales data being utilised, reflecting a true case scenario.

Where this was not possible, land purchase prices were averaged out for each site area to determine a market realistic purchase price example. Average sales prices were provided assuming new and contemporary product, relative to existing stock to determine the sales range to be applied to scenarios. Generally, the higher end of the sale range was used in the feasibility testing to determine if a scenario would be viable. If the scenario did produce a significantly feasible result, the sales price was reduced to illustrate a more conservative outcome.

Please note, market and sales information collected for the purpose of the feasibility testing was undertaken as high level, desktop research, and should not be considered an exact analysis. Accurate feasibility testing should be undertaken on a site by site basis as results will vary significantly depending on constraints and opportunities surrounding each site.

Suburb	Typology		Product Sales Price	
		Studio	2 bedroom	3 bedroom
Arana Hills	Plex			$430k - $480k
	Low Rise		$340k -$360k	$385k- $395k
	Medium Rise		$340k -$360k	
Commentary: Arana Hills is primarily characterised by low density detached dwellings. This is a result of the undulating topographic nature of the suburb and the market demand when it was established. There are very few examples of new infill product in the locality and therefore product sale rates from surrounding suburbs were also considered. The one example of new product in the locality was luxury townhouses selling between $480,000 for 2 bedrooms up to $550,000 for 3 bedrooms and was therefore not considered to be a standard product example.				
Burpengary	Townhouse		$255k - $275k	$300k – $330k
	Medium Rise		$240k-$260k	
Commentary: There are currently no new examples of medium rise apartments in Burpengary. Burpengary is largely characterised by single unit dwellings or plex and townhouse developments. Townhouse product in Burpengary has been selling from $255-$275 thousand for a two bedroom product and $300 - $330 thousand for a three bedroom product. As there are few examples of medium rise development in the locality, examples from wider localities with similar market pricing were drawn upon to determine the apartment sales price.				

Suburb	Typology		Product Sales Price	
		Studio	2 bedroom	3 bedroom
Caboolture	DO (Loft & Primary)	$180k-$190k		$370k - $390k
	Row House		$260k - $299k	$300k - $350k
	Terrace			$300k - $350k
	Plex			$300k - $350k
	Low Rise			$310k - $325k
	Medium Rise		$280k - $299k	$310k - $325k
	High Rise		$290k - $310k	$310k - $330k
Commentary: Caboolture caters for a wide demographic providing a diverse housing product to the market. Product sales prices in the locality are fairly low which reduces the level of return that can be achieved through developments. Dual occupancies have been delivered in the locality however generally in a traditional lot format. The sales price for a loft (dual occupancies) was derived from standard studio apartment costs in the locality. Plex product was assumed to achieve a similar return as a townhouse. Terrace housing in the scenarios were of a significantly larger scale and were tested at an inflated sales price to reflect urban zone and increased GFA. Apartment blocks are being achieved in the Caboolture area with evidence showing sales prices matching townhouse prices in some instances.				
Kippa-Ring	Plex			$315k - $350k
	Low Rise			$300k - $330k
Commentary: Kippa-Ring is a relatively small suburb with limited apartment development. Townhouse and single unit dwellings are the primary development product on the market in the locality. In saying this however there has been limited new development occurring in the suburb with no market evidence for new product. Product sales rates for the scenarios were based on existing townhouse development prices in the locality, however it must be noted that generally a new product would achieve a higher return on sale.				
Lawnton	Terrace			$330k - $360K
	Low Rise		$275k - $300k	$310k - $330k
	High Rise		$285k - $295k	$310 - $330k
Commentary: Product sales rates in Lawnton are mid-range when comparing to the other suburbs researched for this project. The primary multi-unit product on the market at present is townhouse product, with limited market evidence for apartments. Sales rates suitable for apartments were derived by comparing market rates in Lawnton to those of surrounding or similar areas. Terrace product was considered to be similar to townhouse sales prices, although slightly larger and therefore capable of achieving higher premiums.				
Mango Hill	Row House		$300k-$340k	$350k- $380k
	Terrace		$300k-$340k	$350k- $380k
Commentary: Mango Hill is a relatively new suburb with terrace and row house typologies already being delivered through master plan communities. Sales prices were derived from project specific product sale and also compared with standard product already released to the market.				

Suburb	Typology		Product Sales Price	
		Studio	2 bedroom	3 bedroom
Margate	Low Rise		$300k - $405k	$390k - $480k
	Medium Rise		$300k - $425k	$390k - $520k
Commentary: Margate is a bayside suburb with sale prices reflecting the prime locality. Low and medium rise apartments are already being delivered in the locality with sale prices varying significantly depending on proximity or views of the water. The sale range has been derived from new product entering the market and averaging out price across the suburb. Medium rise product has assumed a higher sales rate considering extra elevation could be achieved.				
Redcliffe	Low Rise		$406-$423k	
	High Rise		$405k - $485k	$520k - $580k
Similar to Margate, Redcliffe is also a bayside suburb with sale prices leveraging off high amenity and proximity to the water. Apartment product is already being delivered across the suburb with sale prices reflecting actual projects. Of interest in Redcliffe were several blocks of land being sold with an approved DA however the development was never built. This may suggest that there has been difficulty selling the higher priced product or the realisation that the high sales prices may not be achieved in the current market. There are also large supplies of apartments on the market at present in the locality which indicates market demand for the apartment product is underperforming in the current economy.				
Strathpine	Plex			$340k
	Low Rise		$280k - $330k	$310k -$360k
	High Rise		$280k - $330k	$310k -$360k
The Strathpine market is predominantly characterised by single unit dwellings with limited multi-unit dwelling product available in the locality. For this reason product sales prices were compared with surrounding suburb markets to derive likely sales rates.				
Woody Point	DO (Loft & Primary)	$250k		$490k - $580k
	High Rise		$380k-$520k	$480k-$530k
Woody Point is also a bayside suburb with sale rates reflecting the opportunity to leverage off the scenic amenity of the district. Product sale prices varied in the locality dependent on proximity to waterfront.				

Financial Feasibility Cost Estimations:

Using the output of the market analysis and architectural analysis, the team has undertaken a detailed financial feasibility assessment of each site scenario. When undertaking the feasibility assessment, the team looked at key construction and development feasibility parameters which are outlined on the scenario summary pages. The feasibility testing made a number of assumptions to create comparable yet realistic scenarios, although all testing was 'static' in nature. Although notional allowances are made for financing and holding costs, it is assumed that as projects are completed relatively quickly there is no need to allow for the time value of money. This approach is considered reasonable for smaller projects however would need to be considered in particular detail to the larger projects when specifically testing.

Ultimately, a project is gauged to be feasible on a 15%-20% return on cost. and realistically closer to 20% for the larger projects, where bank funding is required.

4.0 -Code Provision Commentary

The following section provides specific commentary and observations from the process of interpreting and implementing the provisions of the draft codes whilst developing up the mock development scenarios.

	Issue	Impacts/ Recommendations	Relevant Scenarios/ Codes
1. Dwelling House (Row House)			
1.1	Provision forces a mandatory dual built to boundary alignment to the full 10m width. The resultant house product is inefficient and therefore expensive on lot widths of 10m.	Suggest that where on 10m lot, only compulsory built to boundary on a single wall or limit maximum width to 7.5m product	2, 6
1.2	On narrow lots, it proved difficult to fit all mandatory landscaping elements at front of lot where driveway is 5m as required by the code.	Suggest reviewing landscape provisions where a 5m driveway is required.	4, 5
1.3	On lots <7.5m wide it proved to be difficult to co-locate double garage, 500mm^2 landscape area, rear entry, and garbage bin enclosure all within the lot, whilst still accommating an efficient and effective house design.	Consider reviewing the combined or collective impact of all provisions and see is all are necessary or opportunities to reduce single elements.	4
1.4	Provision forces a mandatory dual built to boundary alignment to the full 10m width. 10m wide lots test as too wide for built to boundary both sides, and potentially will not optimise site area. Excessive GFA will already be achieved in a single storey, without building a second stroey with extra and unncessary construction costs, affecting feasibility.	Intensity of development may not be reached through this product on wider lots and expectations will be that Dwelling House (Row House) are most suitable for lots <10m wide.	6
2. Dual Occupancy (Loft)			
2.1	Conflict with AO32.3 and Setback table: Only single story can work on lots <7.5m where built to boundary provisions of Table 1.4c require maximum BTB wall height of 3.5m. Any set back to upper loft level creates impractical internal space (ie max width of 7.5m – 4m setbacks = 3.5m internal space or loft).	• No overlook of laneway where relevant. • Suggest allow built to boundary as mandatory on both sides of narrow lots to height of 7.5m.	1, 4, 5

	Issue	Impacts/ Recommendations	Relevant Scenarios/ Codes
2.2	Cannot achieve sufficient private open space adjoining lane (AO32.6) on lots 7.5m wide in ground plane; could be achieved with balcony in first storey.	RE-word provision to be clear on balcony solution as acceptable.	1, 2, 4
2.3	Similarly on lots <7.5m wide it is difficult to co-locate double garage, 500mm^2 landscape area, rear entry, and garbage bin enclosure.		1
3. Multiple Dwelling (Terrace)			
3.1	On narrow lots fit of landscaping elements at front of lot is difficult where driveway is 5m.	Review provision	AO8.1
3.2	Visitor parking requirements are in conflict with typical configuration (each dwelling has own entrances and driveways) – there is no communal open space necessary for visitor parking to service all units.	• General rates of 1 per 3 dwellings should be removed as a requirement of terrace and plex product. • Table 1.5 to read as per Table 1.4 for 5.4m setback to covered car park for terrace and plex product as well as detached housing.	Table 1.5
4. Multiple Dwelling (Plex)			
4.1	Visitor parking requirements are in conflict with typical configuration (each dwelling has own entrances and driveways) – there is no communal open space necessary for visitor parking to service all units.	• General rates of 1 per 3 dwellings should be removed as a requirement of terrace and plex product. • Table 1.5 to read as per Table 1.4 for 5.4m setback to covered car park for terrace and plex product as well as detached housing.	Table 1.5
5. Multiple Dwelling (Low Rise)			
5.1	Low rise apartments on lots <20m wide cannot be parked @ 2 cp/ du. At lot widths less than this there is no capacity for underground car parking, and the ground plane cannot fit all elements' minimum requirements (most specifically car parking, communal open space and deep planting).	• 1 car park per dwelling can work, although may not give the best outcome for the open space areas/ amenity. • Also does not allow building efficiency, in terms of optimising building envelope and yields (constrained by ground plane elements).	18, 26

	Issue	Impacts/ Recommendations	Relevant Scenarios/ Codes
6. Multiple Dwelling (Medium Rise)			
6.1	Difficulty in achieving ground floor private open space as well as communal open space. • While scenario 27 is still a relatively wide lot, the resolution of the ground plane elements is only achieved with greater depth. Lot size needs to be very particular to meet compliance.	• Consider rationalising the size and spatial configuration of ground floor private open space and communal open space requirements.	27
7. Multiple Dwelling (High Rise)			
7.1	On lots <20m wide, the following minimum requirements create conflicts and a non-compliant built form: • Need for basement car parking • Setbacks to upper levels (which set any lift shaft and servicing spaces too central within the site to accommodate efficent basement areas) • Communal open space and separate deep planting requirements • Deep planting impacts on basement areas and provision of car parking is tight.		33-38
7.2	Generally high rise development at (over six storeys) requires 3 levels of basement car parking where @ 2cp/dum, which is essentially unviable in all instances, consider reviewing parking rates, particularly for high rise developments in proximity of public transport.	• Prohibitive construction costs beyond 1 level of basement. • While car parking is important in high intensity development, the parking reduction measures should be well considered for implementation and encouraged.	
7.3	Podium car parking, in conjunction with basement (to reduce basement construction costs) is unviable given additional ramp and access requirements, within the smaller footprint of the building as a result of setback requirements.	• Prohibitive construction costs beyond 1 level of basement. • While car parking is important in high intensity development, the parking reduction measures should be well considered for implementation and encouraged.	33

Development Controls

NOTES

	Issue	Impacts / Recommendations	Relevant Scenarios
AO1.1	Private Open Space is not allowed in both primary and secondary setbacks which can be restrictive in ground plane provision of 25m2 areas.	• Consider allowing Private Open Space in secondary setback.	10, 12, 13
AO2.1	Communal Open Space • Can be restrictive in the ground plane (where provided solely as landscaped area). • Requirement for 10m minimum dimension is confusing in contrast to primary provision for 5m minimum dimension; potentially conflicting • Reference to solar orientation may be useful for optimising quality of communal open space.	• Possibly remove – steering committee to check	2, 6
AO5.1	Lesser of 30% or 10m: means 2.25m on 7.5m lots which is not buildable outcome, which will impact on terrace product.		7, 8, 9
AO5.1	"Lot frontage 10-12.5 & >10m (laneway)": should this be "<10m (laneway)"?		
AO5.1	Lot frontage 10-12.5 & >10m (laneway): maximum covered car parking width for single storey is 3m – forces tandem configuration.		
AO8.1	Requirements for deep planting and 50% landscaped frontage are hard fit on narrow lots (<10m) with vehicle access/ crossovers.		
AO8.1	Deep planting exclusion zones relative to basement car parking restrict opportunities to locate deep planting (usually to the front or rear of lot). Limits design solutions in the ground plane and basement.	• Deep planting zones alone can be usually designed for basement serviced lots, however the additional inclusion of communal open space and landscape areas along the site front can be subsequently difficult to resolve. • Consider purpose of communal open space (large minimum requirements), with potential to incorporate deep planting zones.	34

	Issue	Impacts / Recommendations	Relevant Scenarios
AO8.2	Value of Communal open space for both developers and residents is questionable where not a large apartment	• Deep planting in addition to communal open space: can be relaxed to better accommodate all minimal elements. The function of communal open space is not necessarily compromised by inclusion of deep planting zone (and vice versa).	
AO32.2	Interpretation can be confused to read "ensures the loft is not annexed to.."	• Re-word a) – "…ensures that the loft: a) is not located in front of the primary dwelling; is annexed to …".	
AO32.3	Conflicts with setback table for height >3.5m, for lots down to 7.5m.	• On 7.5m wide lots side setbacks of 2m above 3.5m are required to be applied – creates impractical building envelope. • Recommend change to setback table for narrow lots.	1, 4, 5
	Table heading states max and min requirements but this is only relevant to front (primary / secondary) setbacks.	• Information technical consistency (are all measures max and min as per table heading?) can be improved.	
	Built to Boundary for 12.5m-18m point b. states 15m or 50% - needs clarification of lesser of two values or otherwise.	• Re-word: "The maximum length of the built to boundary wall is the lesser of 15m or 50% of the boundary"	
	Built to only up to 3.5m height is restrictive for narrow lots, seeking to go to double storey, as is mandated for dual occupancy lots <450m2 (possible conflict).	• Recommend change to setback table for narrow lots.	AO32.3
Table 2	Visitor Car Parking: 1 per 3 needs clarification	• State if 1/3 or part thereof.	10
Building Heights Table	Check 3 storeys @ 12m in Urban, compared with 3 storeys @ 9m in NGS		

5.0 Feasibility Outcomes - Overview

The following table provides a summary of the feasibility analysis undertaken, in terms of the key feasibility indicators of the Return on Cost (ROC) as a % of the total costs of development, along with an indication of where the project sites in terms of the feasibility thresholds used for determining viability for the project

Scenario	Typology	Location	Precinct (provisions)	ROC %	Feasibility Status
1	Dual Occupancy (Loft)	Caboolture	Next Gen Suburban	-8.1%	NO
1a	Modified Scenario	Caboolture	Next Gen Suburban	7.2%	NO
2	Dual Occupancy (Loft)	Woody Point	Next Gen Suburban	-12.4%	NO
2a	Modified Scenario	Woody Point	Next Gen Suburban	21.6%	YES
3	Dual Occupancy (Loft)	Caboolture	Next Gen Suburban	-29.2%	NO
3a	Modified Scenario	Caboolture	Next Gen Suburban	-15.7%	NO
4	Dwelling House (Row Housing)	Mango Hill	Next Gen Suburban	-0.2%	NO
4a		Mango Hill	Next Gen Suburban	9.1%	NO
5	Dwelling House (Row Housing)	Caboolture	Next Gen Suburban	18.7%	MARGINAL
6	Dwelling House (Row Housing)	Caboolture	Next Gen Suburban	-40.3%	NO
6a	Modified Scenario	Caboolture	Next Gen Suburban	-15.7%	NO
7	Multiple Dwelling (Terrace)	Mango Hill	Next Gen Suburban	-14.5%	NO
8	Multiple Dwelling (Terrace)	Lawnton	Urban	-36.7%	NO
9	Multiple Dwelling (Terrace)	Caboolture	Urban	-37%	NO
10	Multiple Dwelling (Plex)	Arana Hills	Next Gen Suburban	19.1%	YES
11	Multiple Dwelling (Plex)	Arana Hills	Next Gen Suburban	-16.0%	NO
12	Multiple Dwelling (Plex)	Caboolture	Next Gen Suburban	8.0%	NO
12a	Modified Scenario	Caboolture	Next Gen Suburban	19.3%	YES
13	Multiple Dwelling (Plex)	Caboolture	Next Gen Suburban	-10.8%	NO
13a	Modified Scenario	Caboolture	Next Gen Suburban	8.25%	NO
13b	Modified Scenario	Caboolture	Next Gen Suburban	13.1%	NO
14	Multiple Dwelling (Plex)	Kippa-Ring	Next Gen Suburban	-3.75	NO
14a	Modified Scenario	Kippa-Ring	Next Gen Suburban	17.8%	MARGINAL
15	Multiple Dwelling (Plex)	Strathpine	Next Gen Suburban	-28.5%	NO
15a	Modified Scenario	Strathpine	Next Gen Suburban	4.15%	NO
16	Low Rise Apartments	Caboolture	Next Gen Suburban	-8.5%	NO
16a	Modified Scenario	Caboolture	Next Gen Suburban	18.3%	MARGINAL
16b	Modified Scenario	Caboolture	Next Gen Suburban	18.3%	MARGINAL
17	Low Rise Apartments	Kippa-Ring	Next Gen Suburban	21.1%	YES

18	Low Rise Apartments	Arana Hills	Next Gen Suburban	16.4%	MARGINAL
19	Low Rise Apartments	Arana Hills	Next Gen Suburban	19.0%	YES
20	Low Rise Apartments	Strathpine	Next Gen Suburban	13.7%	NO
21	Low Rise Apartments	Strathpine	Next Gen Suburban	1.4%	NO
22	Low Rise Apartments	Lawnton	Urban	2.9%	NO
23	Low Rise Apartments	Lawnton	Urban	10.6%	NO
23a	Modified Scenario	Lawnton	Urban	20.45%	YES
24	Low Rise Apartments	Margate	Urban	38.9%	YES
25	Low Rise Apartments	Margate	Urban	28.4%	YES
26	Medium Rise Apartments	Redcliffe	Urban	37.3%	YES
27	Medium Rise Apartments	Redcliffe	Urban	-37.2%	NO
27a	Modified Scenario	Redcliffe	Urban	-12.0%	NO
28	Medium Rise Apartments	Margate	Urban	-27.6%	NO
28a	Modified Scenario	Margate	Urban	31%	YES
29	Medium Rise Apartments	Burpengary	Urban	-18.2%	NO
30	Medium Rise Apartments	Burpengary	Centre (utilise urban provisions)	-11.1%	NO
31	Medium Rise Apartments	Arana Hills	Centre (utilise urban provisions)	15.2%	MARGINAL
32	Medium Rise Apartments	Caboolture	Centre (utilise urban provisions)	-45.7%	NO
33	High Rise Apartments (8 storeys)	Woody Point	Urban	25%	YES
34	High Rise Apartments (8 storeys)	Redcliffe	Urban	Scenario Not Possible	
35	High Rise Apartments (6 storeys)	Lawnton	Urban	-8.5%	NO
36	High Rise Apartments (12 storeys	Redcliffe	Centre (can use urban provisions)	-45.7%	NO
36a	Modified Scenario	Redcliffe	Centre (can use urban provisions)	20.8%	YES
37	High Rise Apartments (8 storeys)	Strathpine	Centre (can use urban provisions)	-39.1%	NO
38	High Rise Apartments (8 storeys)	Caboolture	Centre (can use urban provisions)	-35.7%	NO

6.0 Feasibility Outcomes - Observations

Of the 38 primary scenarios tested, the vast majority failed to meet industry standard feasibility levels with conflicts between design priorities and achievable density. Across the inland suburbs, feasibility was largely hampered by the low product sale prices achievable in the current market, with sales prices generally not offsetting the standardized industry cost of construction. The bay side suburbs were capable of achieving a higher sales rate and therefore feasibilities were generally more positive.

The following regular issues were also identified during the feasibility assessments:

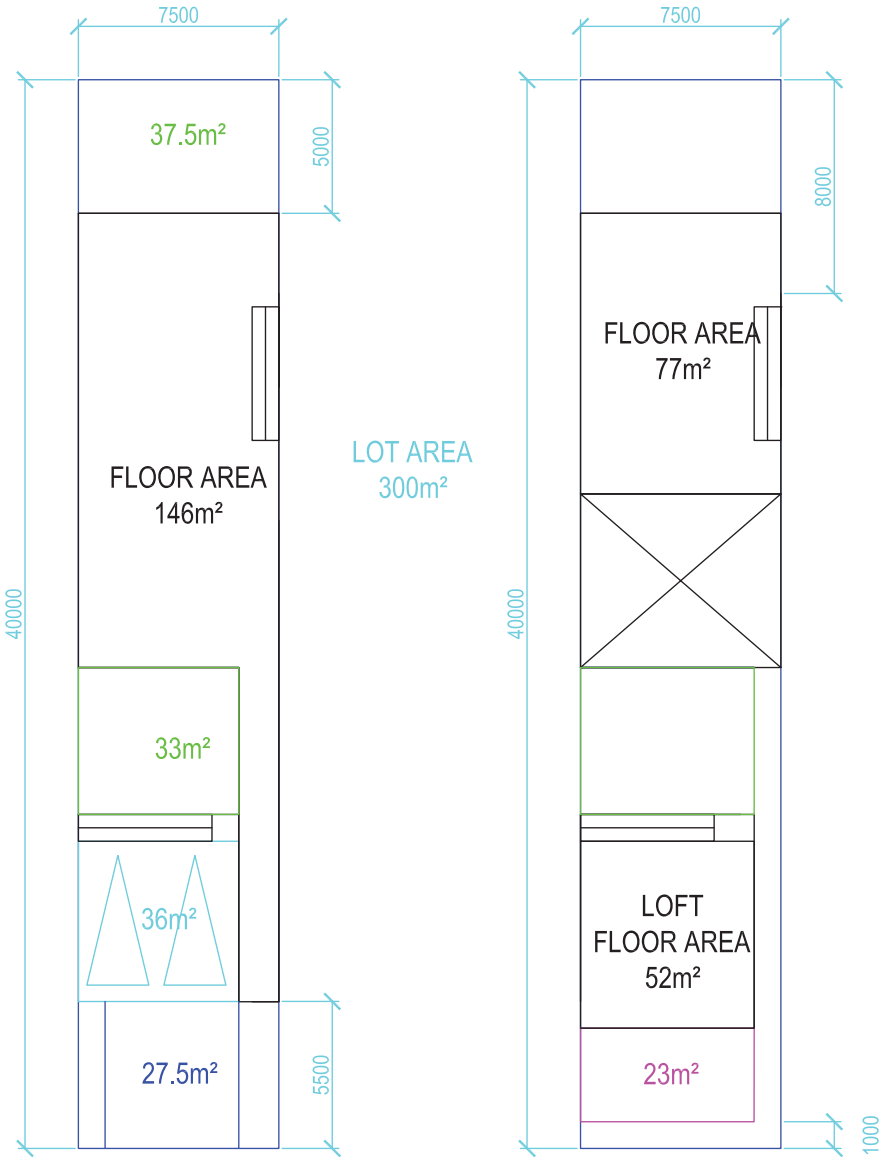
- In multiple scenarios, the complexity of requirements to be accommodated within the ground plane made it challenging to accommodate all elements compliantly.
- Communal open space provision and specifically the 10m minimum dimension, effectively necessitates a 100 sqm communal open space area. Question the need, costs and ongoing maintenance cost benefits of this space, at it dramatically affected many scenario designs and feasibility as a result of restricting yield or further parking.
- Car parking rates of 2 per dwelling + 1 visitor space per 3 dwellings resulted in significant spatial and cost impediments to project viability. With a carpark equating to approximately 35 sqm, at an effective rate of 2.3 spaces per typical 2 bedroom unit, with an area of 80sqm, the area of parking was equal to the size of the units. Put another way, as big as the building is, the basement needs to be the same size. At a cost premium of between $40-50K per carpark when in a basement configuration, this either adds $50K to the cost of the unit if this can't be recovered or affects affordability negatively.
- Many of the alternate scenarios were run with 1 car park per dwelling, which dramatically improved feasibilities in all instances, although some projects still did not meet the feasibility threshold.
- The row house/ terrace products with overprescribed mandatory widths and mandatory built to boundary, results in inefficient building designs and therefore extra costs with no revenue benefit.
- The mandatory minimum height of 3 storeys in certain circumstances forces inefficient building formats that are overly large and not suited to those markets, with associated cost / viability impacts.
- The plan would seem to be promoting building typologies that are perhaps not suited to markets at this time (or in the near future). MBRC has a number of regions with significant price premiums, but also depressed prices, which makes the challenge of delivering the same product across the region difficult or impossible without regional variations to things like parking rates etc.

- Many of the scenarios were modelling in ‘infill’ contexts which effectively will necessitate people purchasing an existing house and land to then demolish the dwelling to construct the new products. This comes with significant extra costs over and above vacant land. Where Greenfield development can still be achieved, this will remain the industries preferred method of development as efficiencies can be found when purchasing large land parcels.
- Townhouse development is the dominant multi-unit format across all suburbs which is a reflection of the lower construction costs for the product and the established market perspective of private living space. Townhouse development is predominantly undertaken as Greenfield development however there is opportunity to achieve the ‘plex’ product if consolidated land parcels can be purchased at a lower market price and be large enough to benefit from a higher yield outcome.
- The apartment product is not a dominant typology in the inland suburbs which is a reflection of the high construction cost to build the product and the low sales prices achievable in the current market for these suburbs. This disparity would be further exasperated when basement parking is required.
- The smaller 18m and 20m wide frontage lots were unable to achieve a viable design solution for the medium and high rise product as basements could not be achieved and therefore yield was instead determined by the number of cars that could be parked on the ground plane. This was made more challenging when also attempting to accommodate all ground plane elements (communal open space and deep planting) that further reduced number of parking spaces achievable. Podium car parking was similarly constrained on these lots sizes.
- For the smaller product, land purchase price impacted feasibility as did low sales rates for this product. Achievable yield is obviously more limited on smaller sites and generally was not enough to offset costs of land purchase and construction. If product market prices improve this product may become more viable.

Section 1 - Scenario Designs

SCENARIO 1

Primary Street Frontage



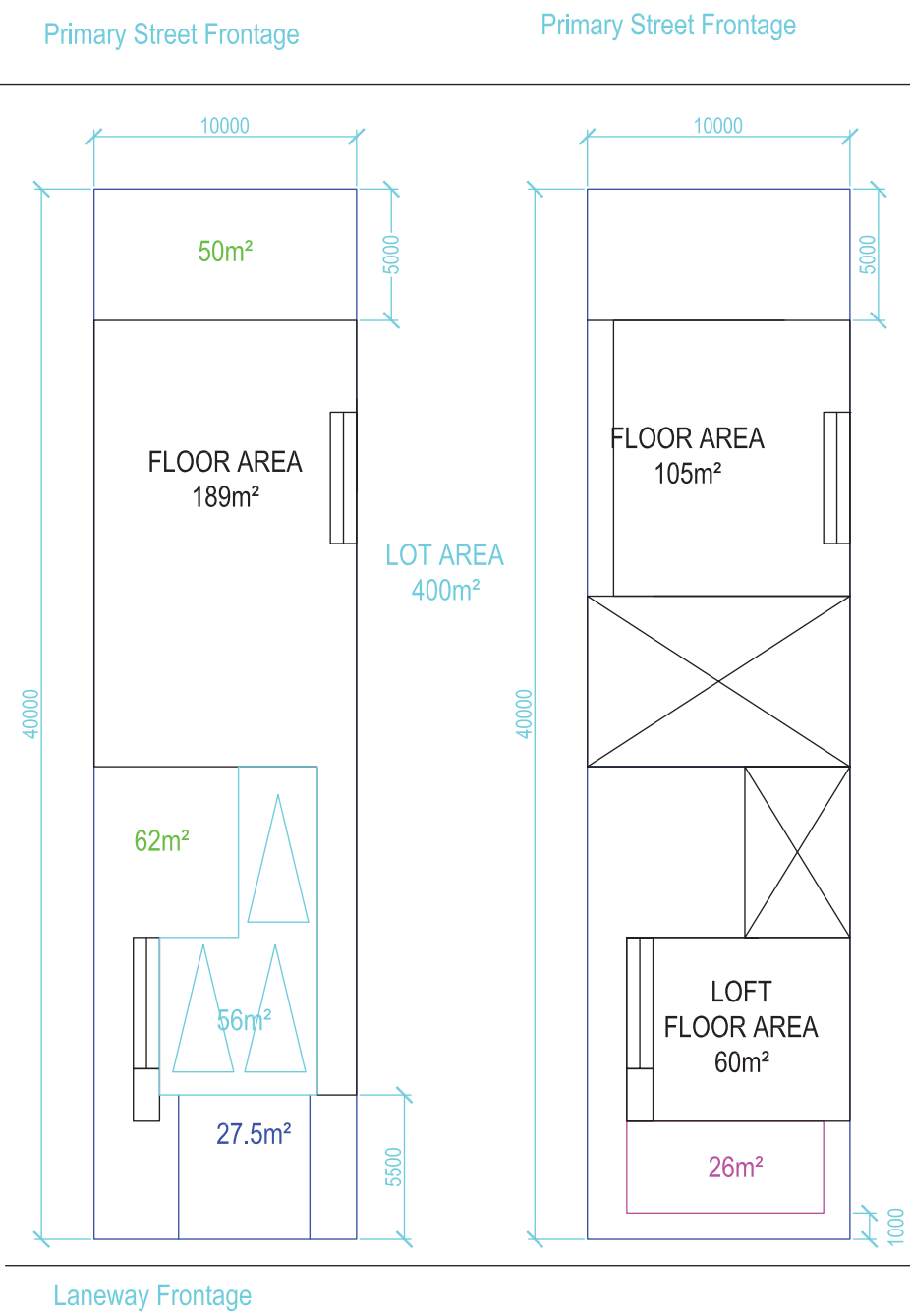
Laneway Frontage

SCENARIO 1 - GROUND FLOOR

SCENARIO 1 - FIRST FLOOR

Dual Occupancy Loft, 300m2 Lot, Strata Titled,
2 storey, Laneway, 1cp/du
1 X 4BD
1 X 1BD

SCENARIO 2

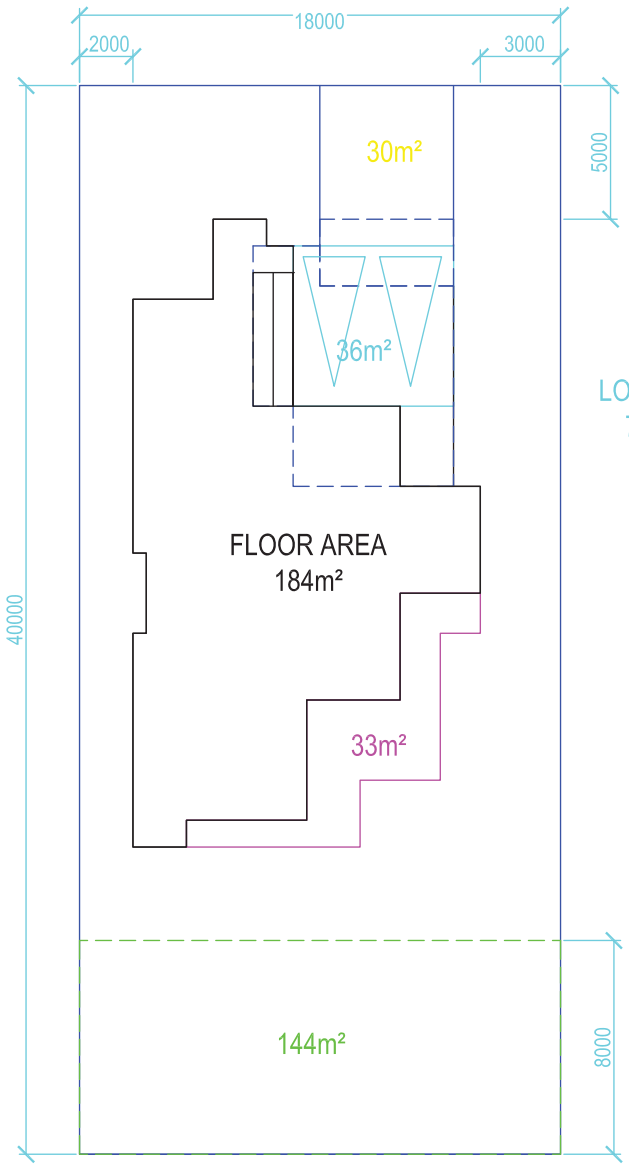


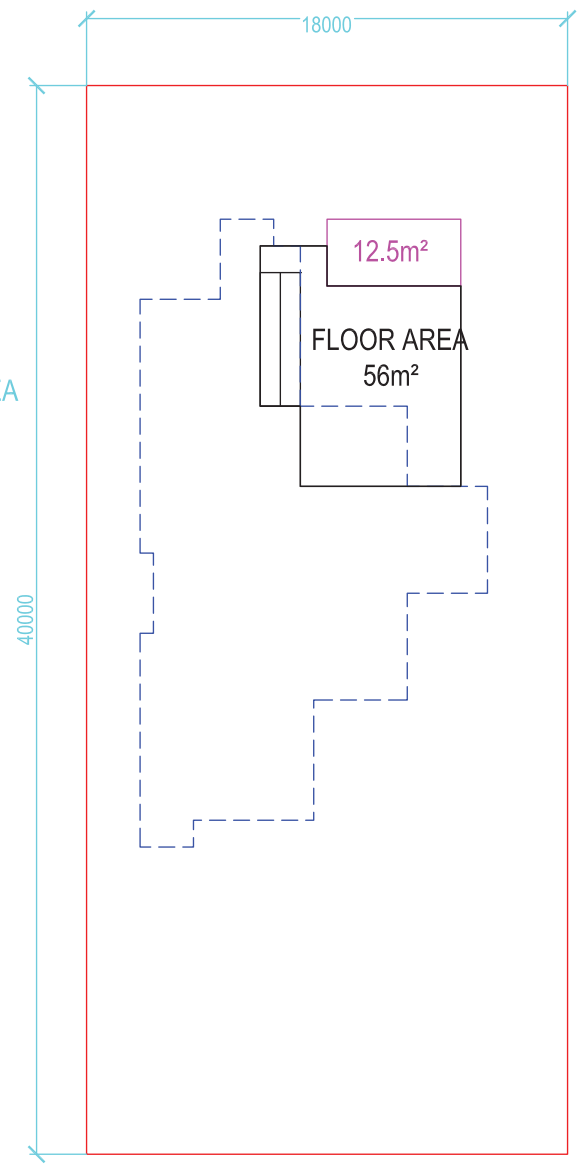
SCENARIO 2 - GROUND FLOOR

SCENARIO 2 - FIRST FLOOR

Dual Occupancy Loft, 400m2 Lot, Strata Titled,
2 storey, Laneway, 1cp/loft + 2 cp/primary du
1 X 4BD
1 X 1BD

SCENARIO 3



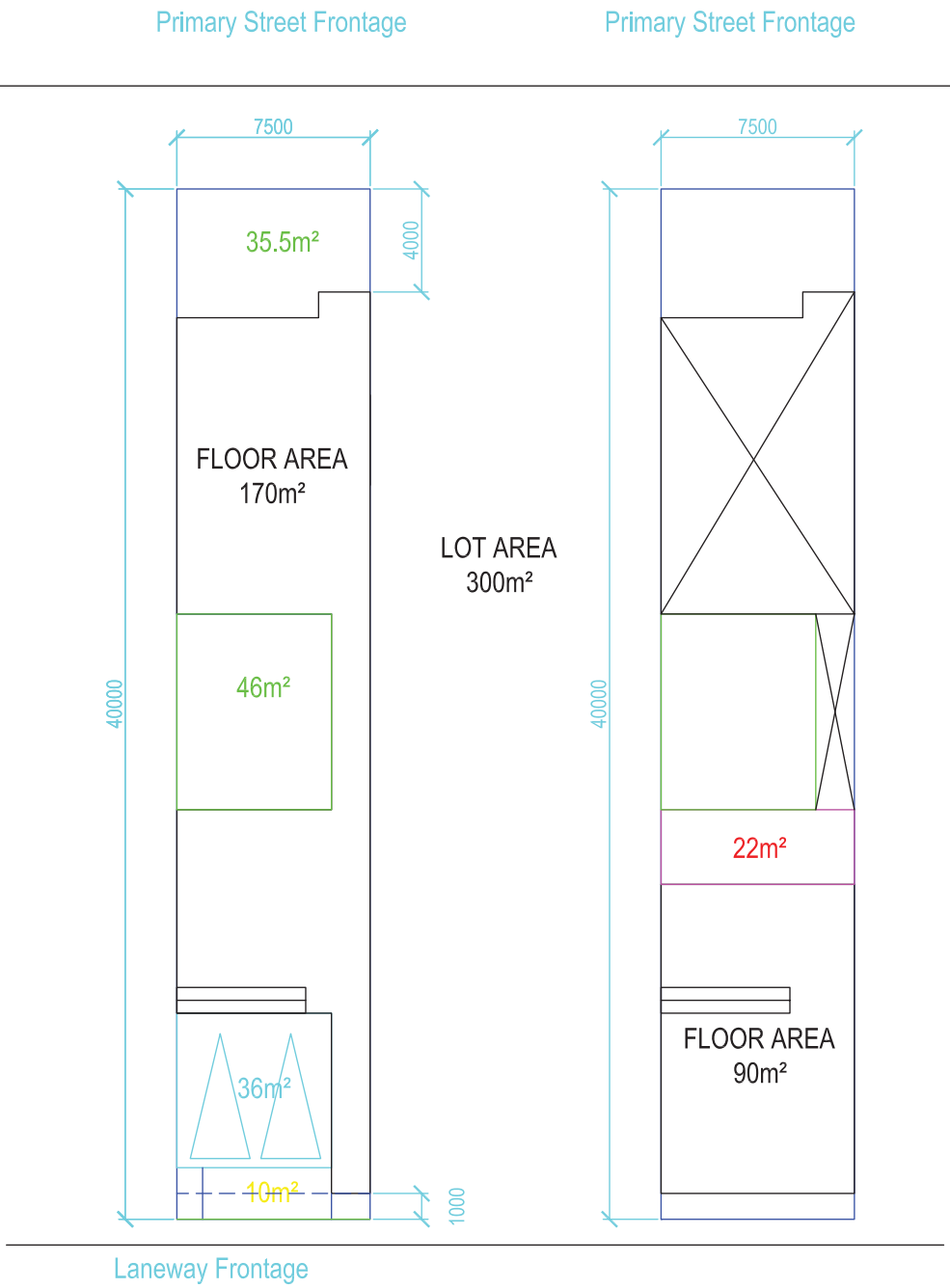


SCENARIO 3 - GROUND FLOOR

Dual Occupancy Loft, 720m2 Lot, Strata Titled,
2 storey, Laneway, 1cp/loft + 2 cp/primary du
1 X 4BD
1 X 1BD

SCENARIO 3 - FIRST FLOOR - should be single storey

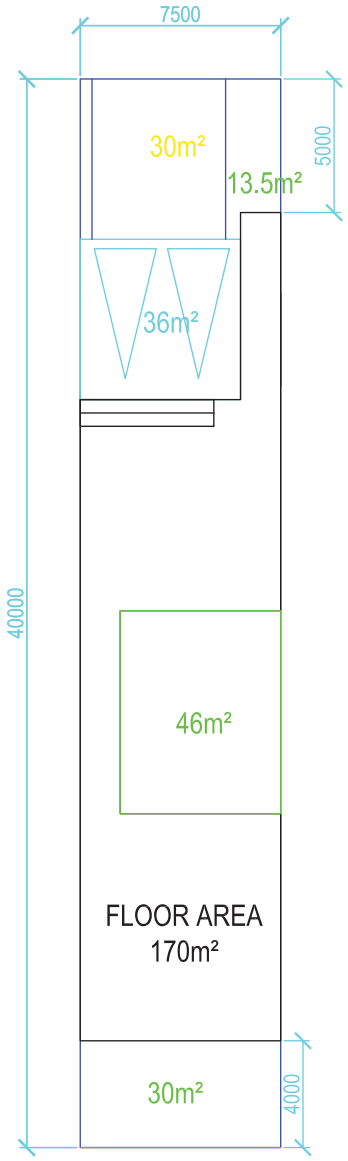
SCENARIO 4

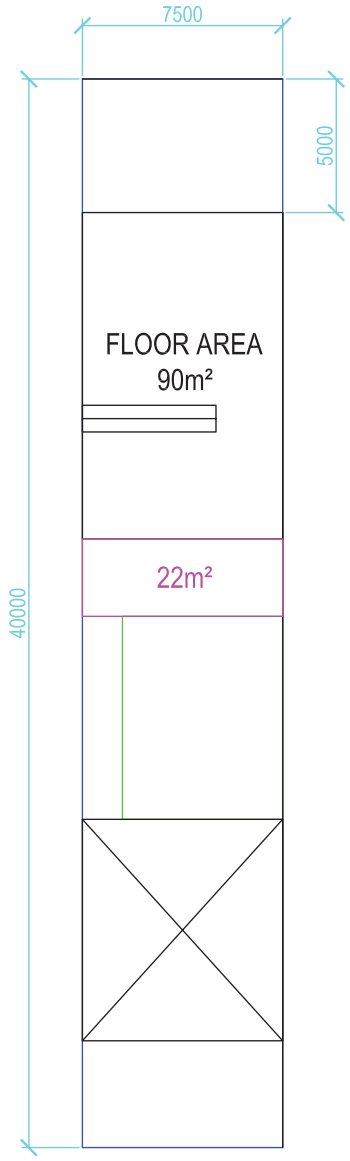


SCENARIO 4 - GROUND FLOOR

SCENARIO 4 - FIRST FLOOR

SCENARIO 5





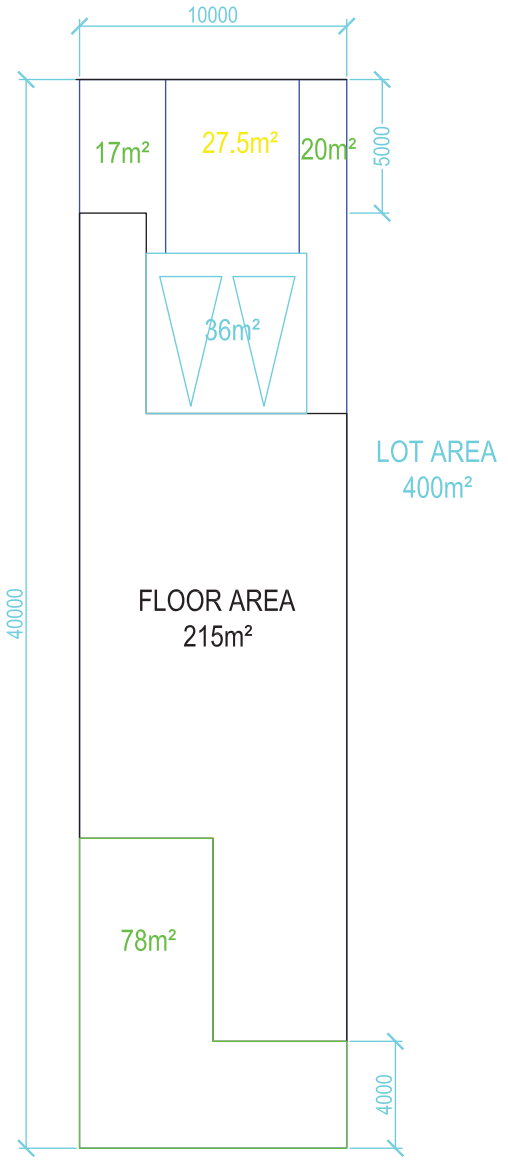
LOT AREA
300m²

SCENARIO 5 - GROUND FLOOR

SCENARIO 5 - FIRST FLOOR

SCENARIO 6

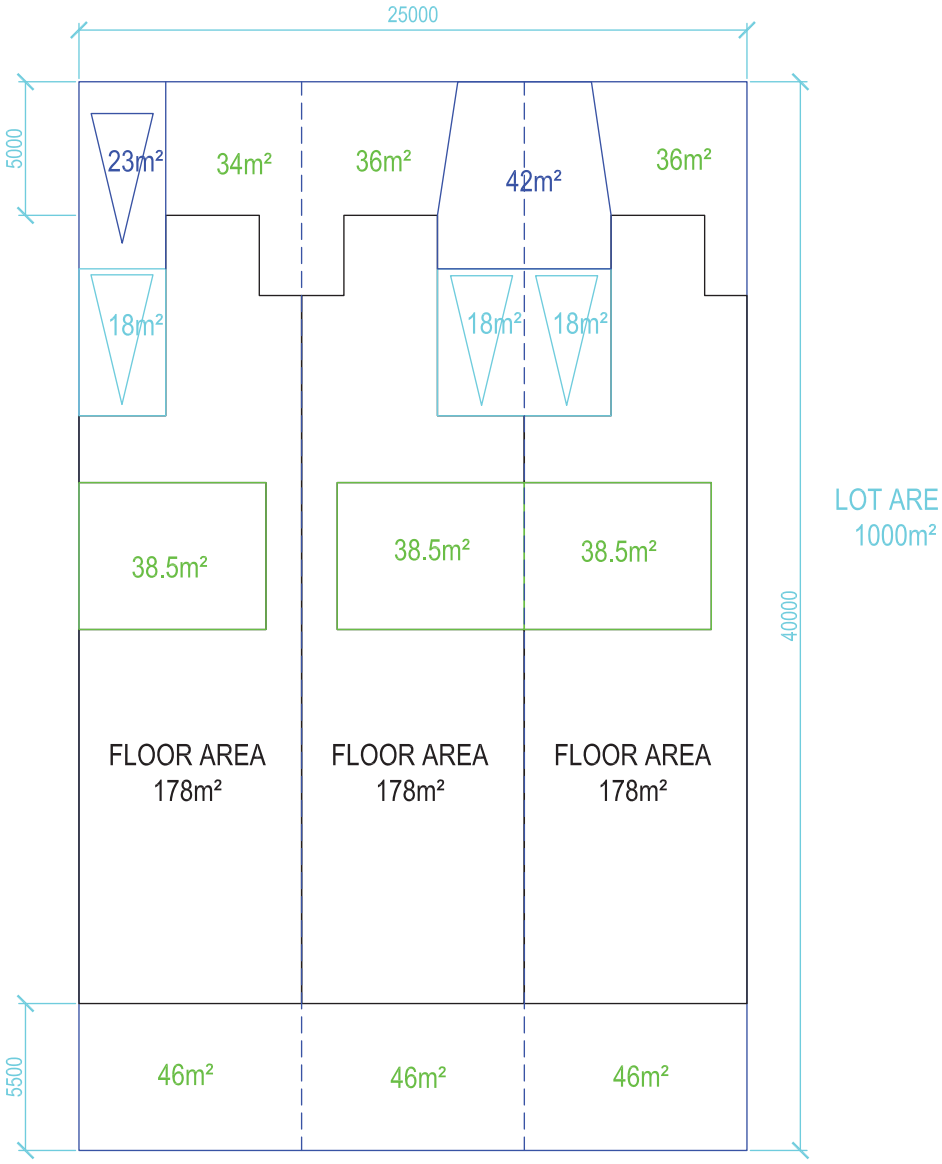
Primary Street Frontage



SCENARIO 6 - GROUND FLOOR

SCENARIO 7

Primary Street Frontage

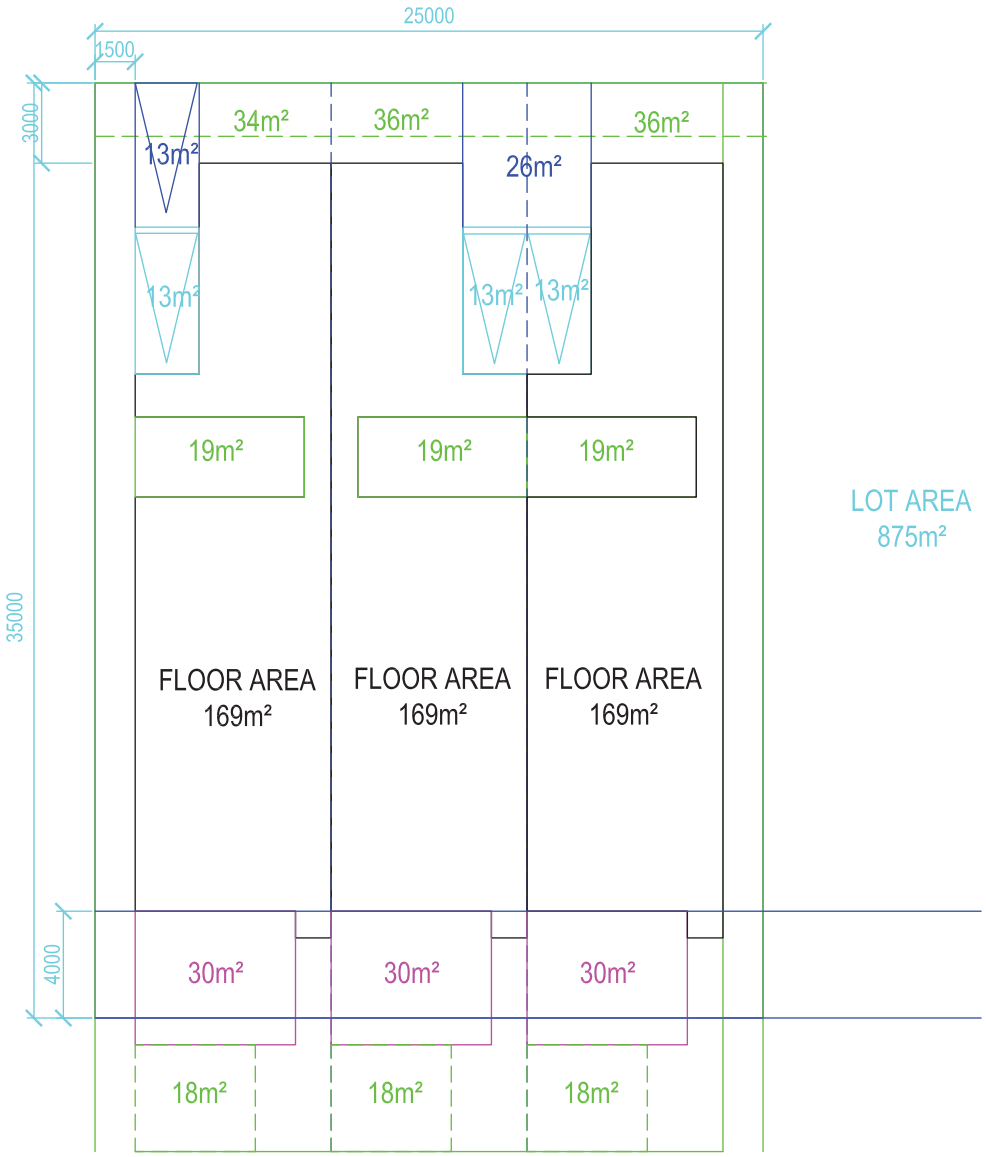


SCENARIO 7

Mutliple Dwelling (Terrace), 1000m2 Lot,
Community Titled, Single storey
3 X 3BD

SCENARIO 8

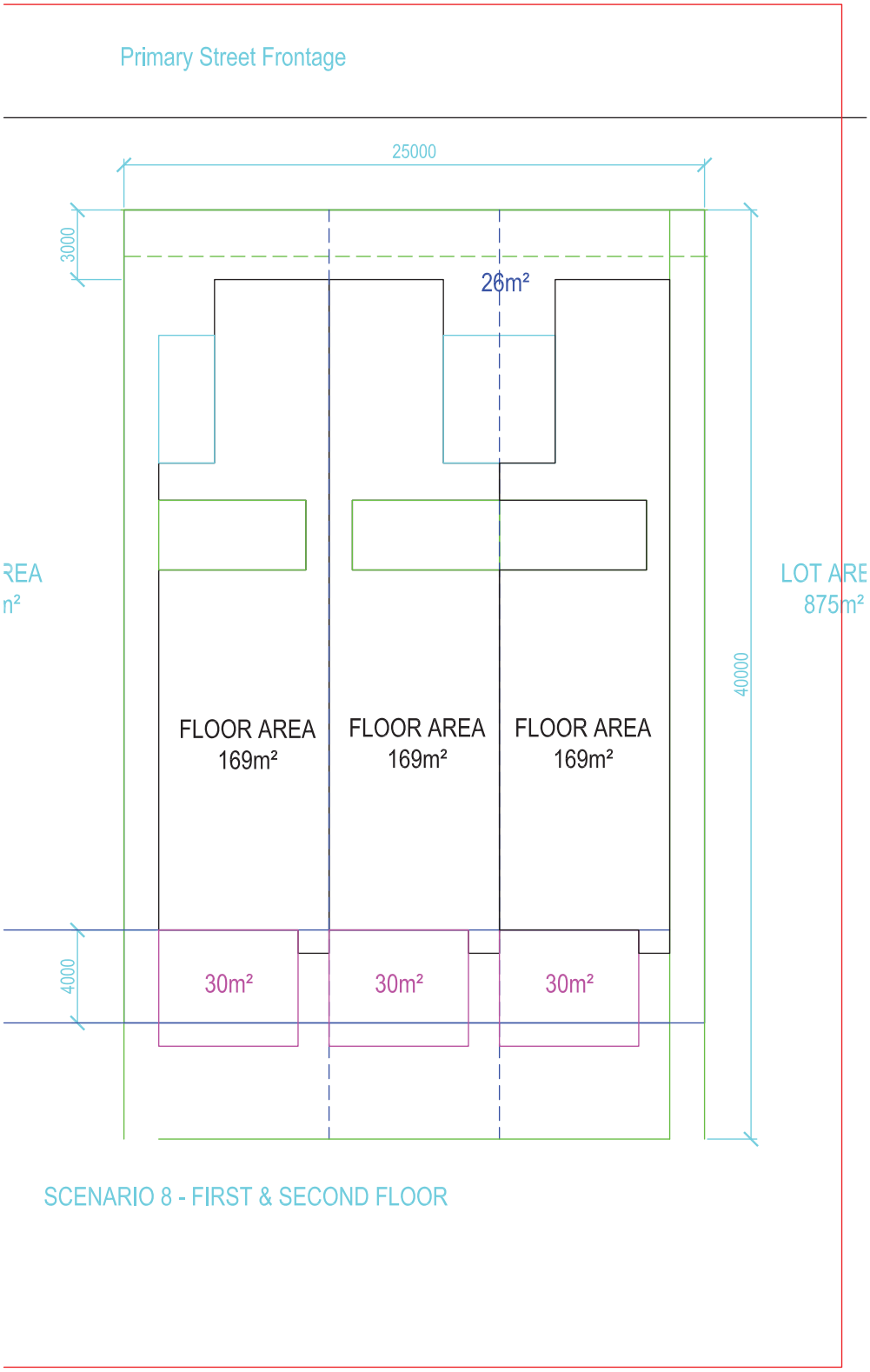
Primary Street Frontage



SCENARIO 8 - GROUND FLOOR

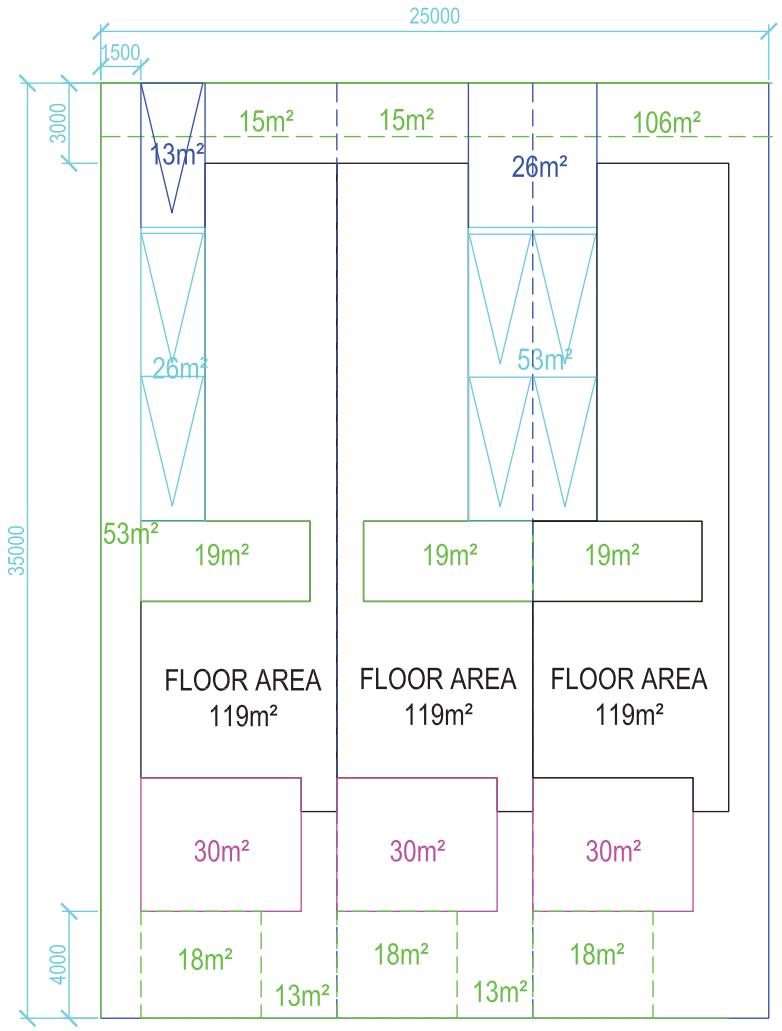
Mutliple Dwelling (Terrace), 875m2 Lot,
Community Titled, Single storey
3 X 3BD

SCENARIO 8


Primary Street Frontage
25000
3000
26m²
REA
n²
LOT ARE
875m²
40000
FLOOR AREA
169m²
FLOOR AREA
169m²
FLOOR AREA
169m²
4000
30m²
30m²
30m²
SCENARIO 8 - FIRST & SECOND FLOOR

SCENARIO 9

Primary Street Frontage

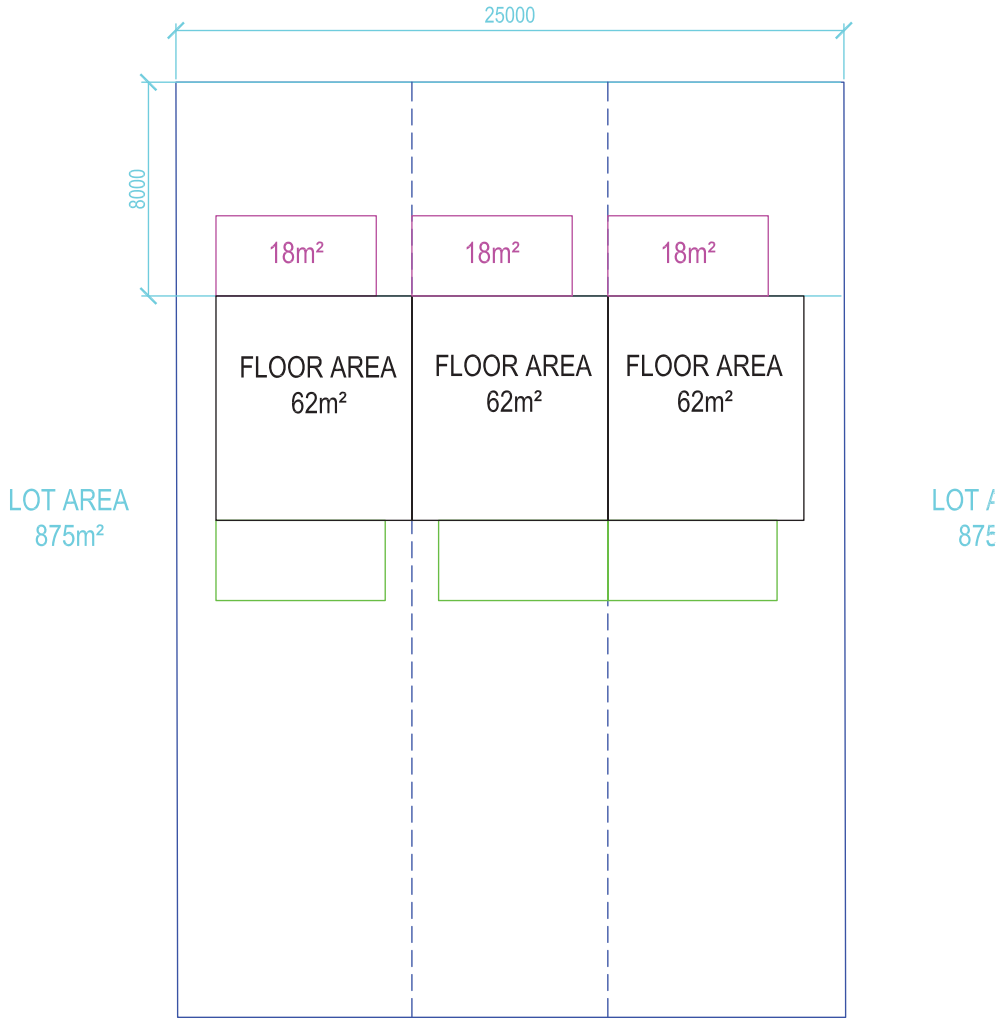


SCENARIO 9 - GROUND FLOOR

Mutliple Dwelling (Terrace), 875m2 Lot,
Community Titled, 3 storey, 2cp/du + vi
3 X 3BD

SCENARIO 9

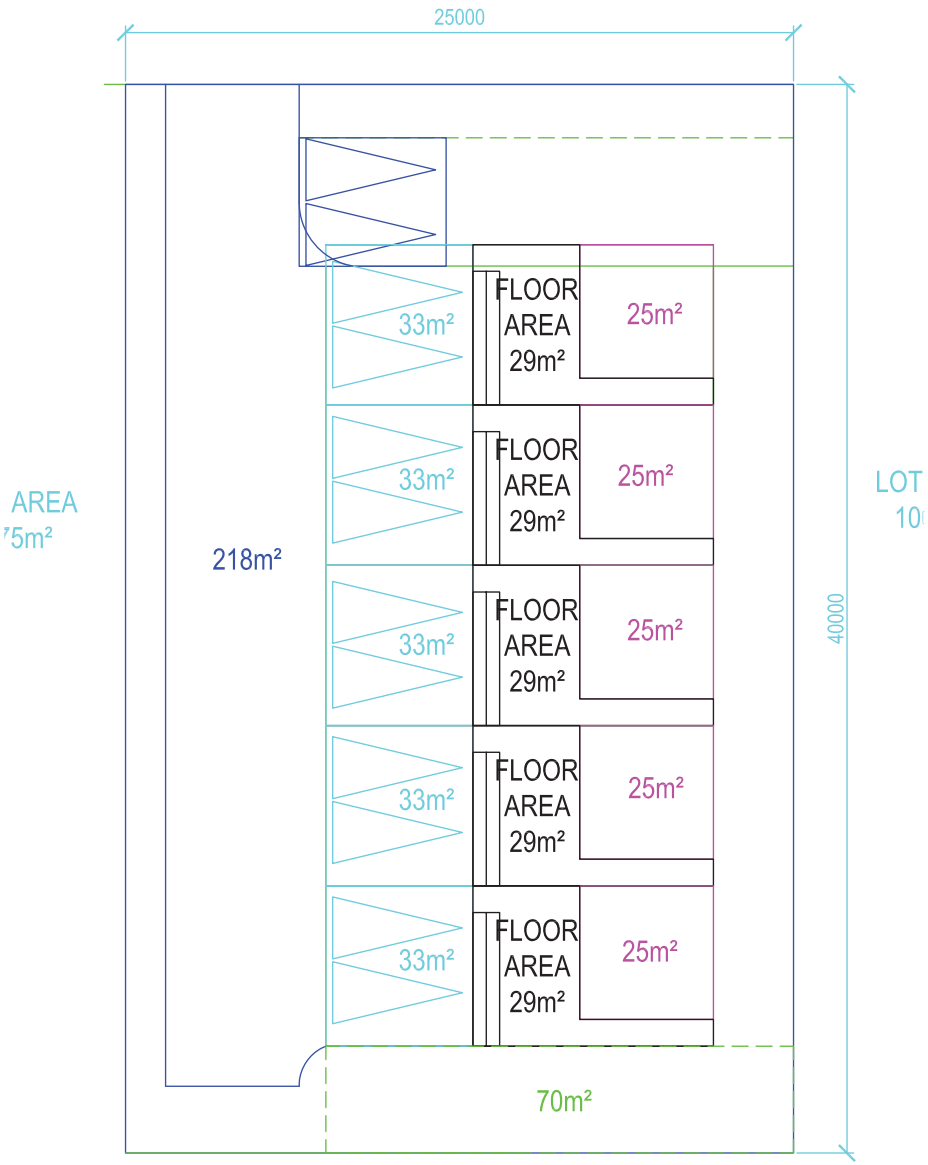
Primary Street Frontage



SCENARIO 9 - FIRST & SECOND FLOOR

SCENARIO 10

Primary Street Frontage

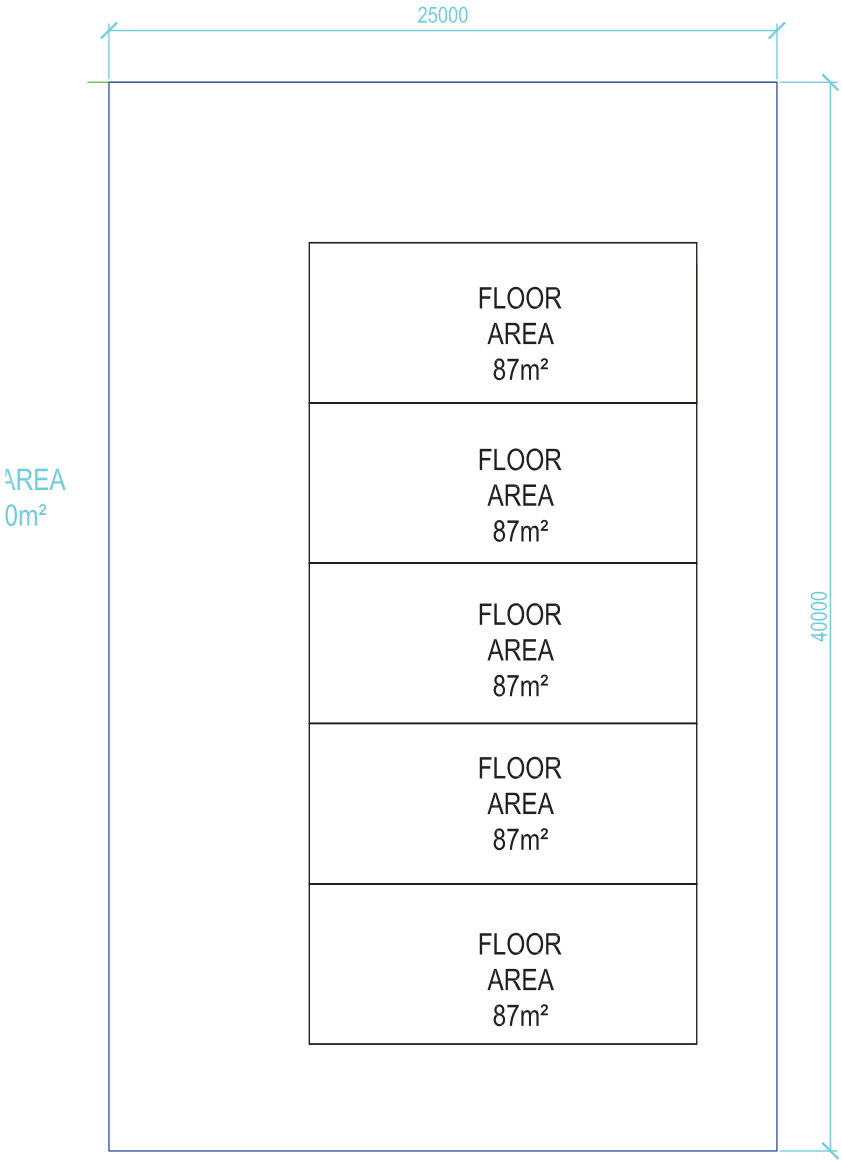


SCENARIO 10 - GROUND FLOOR

Mutliple Dwelling (Plex), 1000m2 Lot,
Community Titled, 2 storey, 2cp/du + vi
4 X 3BD

SCENARIO 10

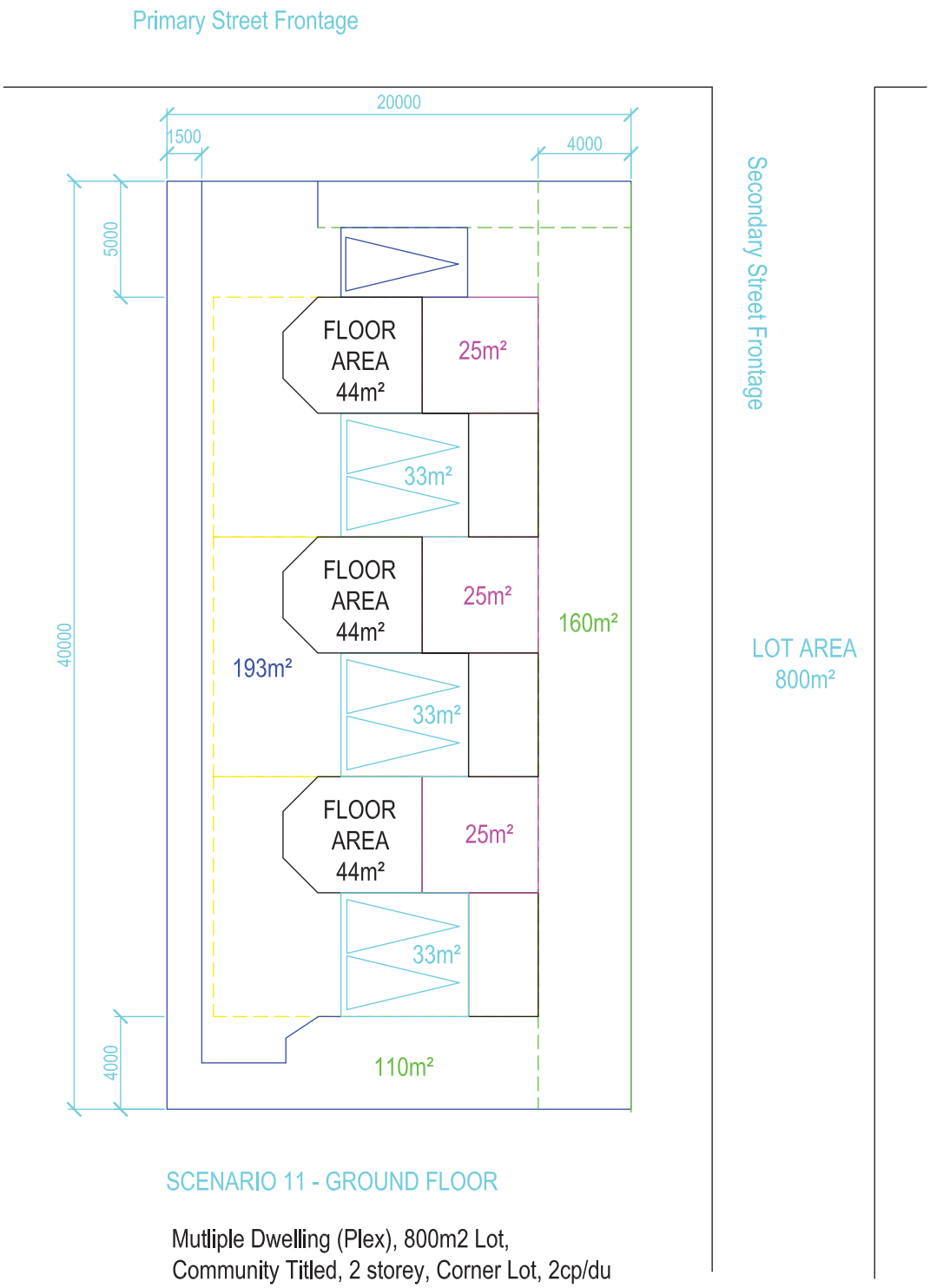
Primary Street Frontage



AREA
0m²

SCENARIO 10 - SECOND FLOOR

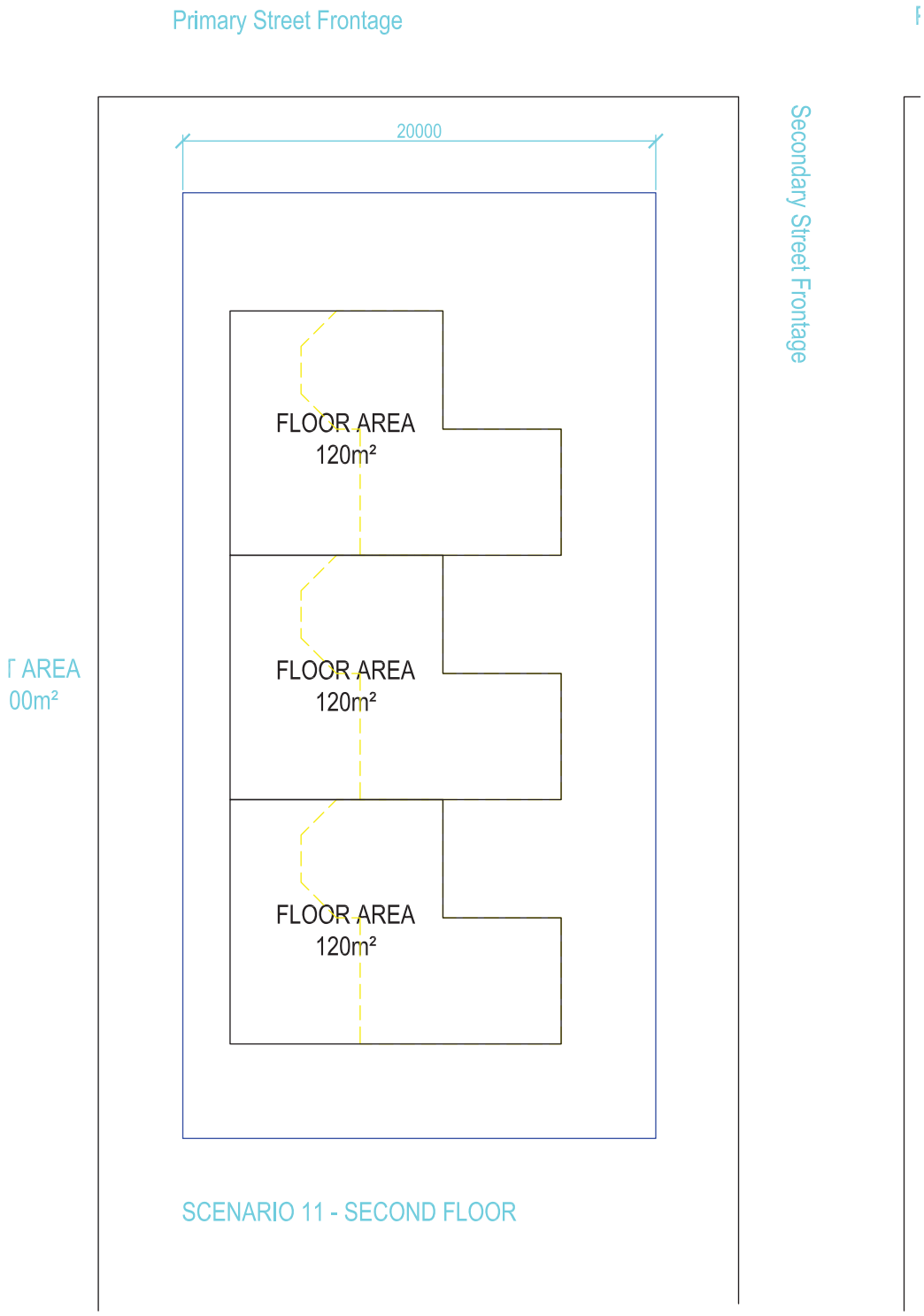
SCENARIO 11



SCENARIO 11 - GROUND FLOOR

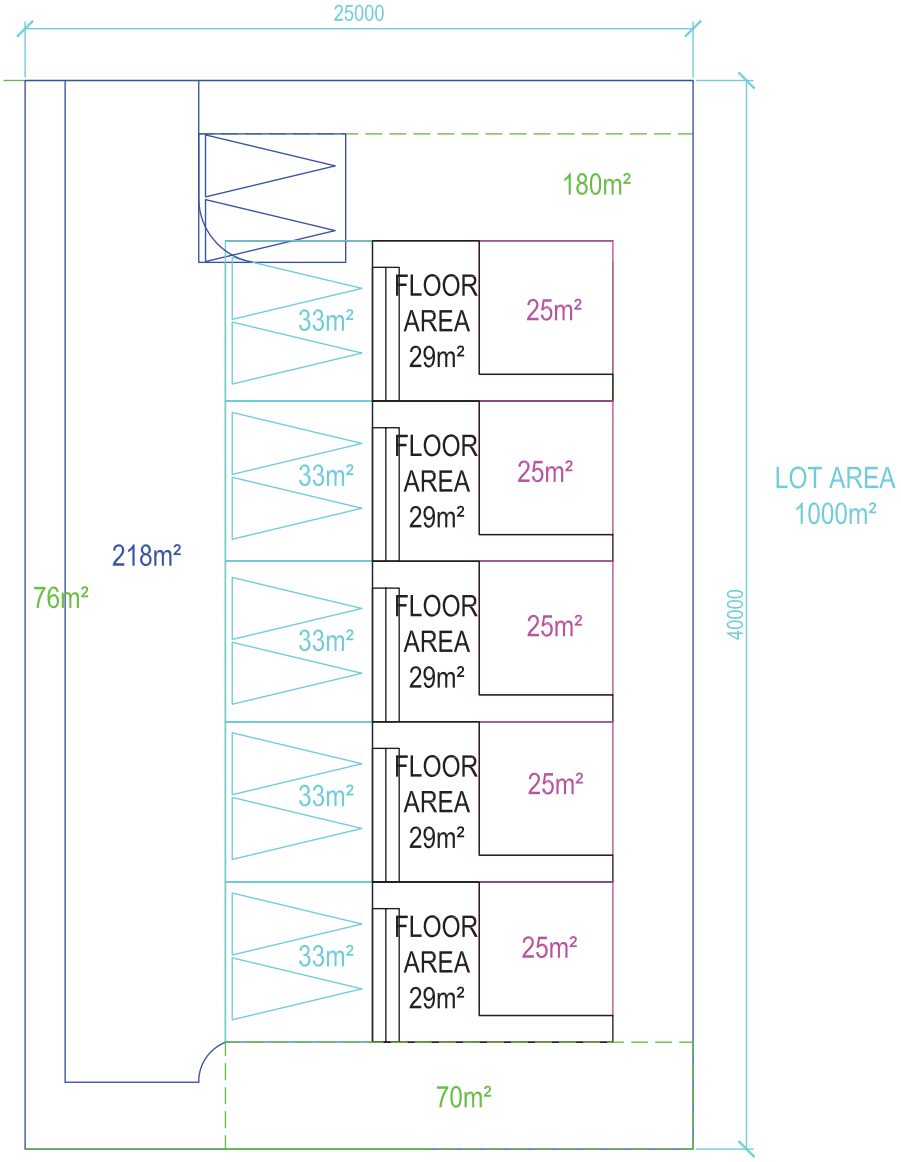
Mutliple Dwelling (Plex), 800m2 Lot,
Community Titled, 2 storey, Corner Lot, 2cp/du
+ vi
3 X 3BD

SCENARIO 11


Primary Street Frontage
20000
Secondary Street Frontage
FLOOR AREA
120m²
FLOOR AREA
120m²
FLOOR AREA
120m²
SCENARIO 11 - SECOND FLOOR

SCENARIO 12

mary Street Frontage

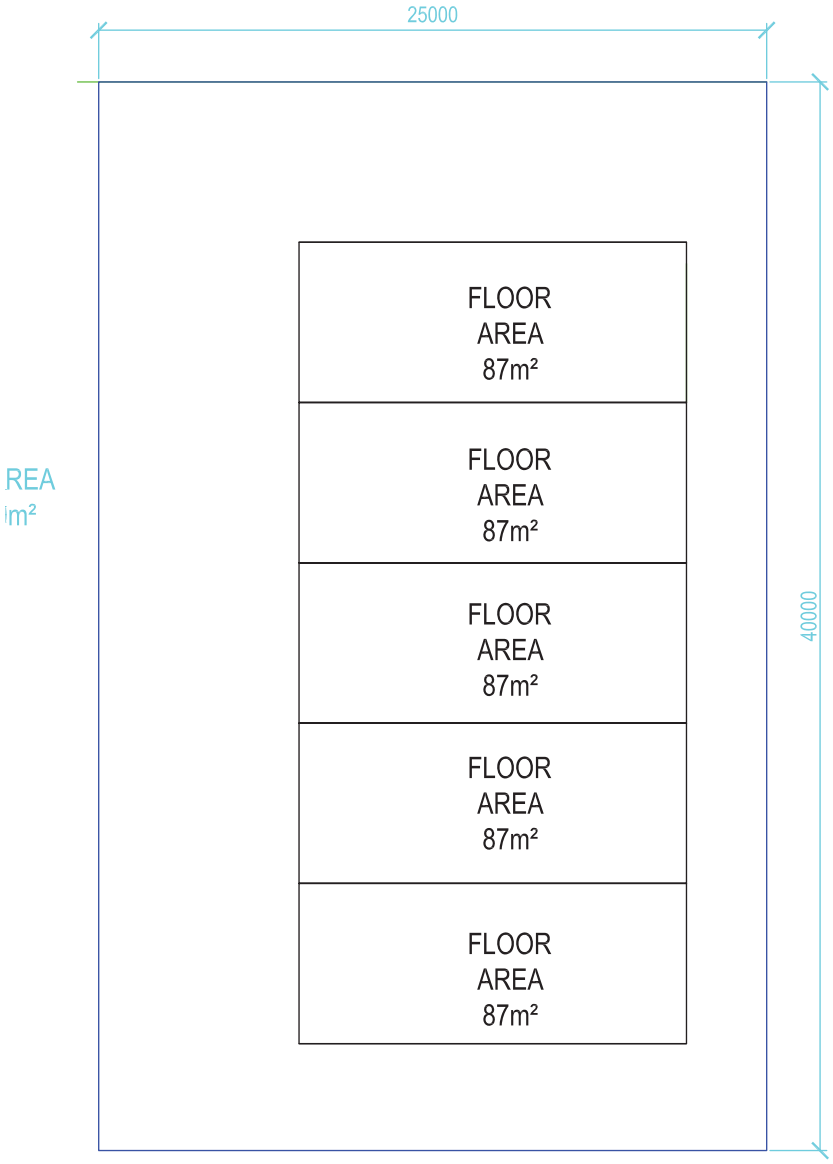


SCENARIO 12 - GROUND FLOOR

Mutliple Dwelling (Plex), 800m2 Lot,
Community Titled, 2 storey, 2cp/du + vi
5 X 3BD

SCENARIO 12

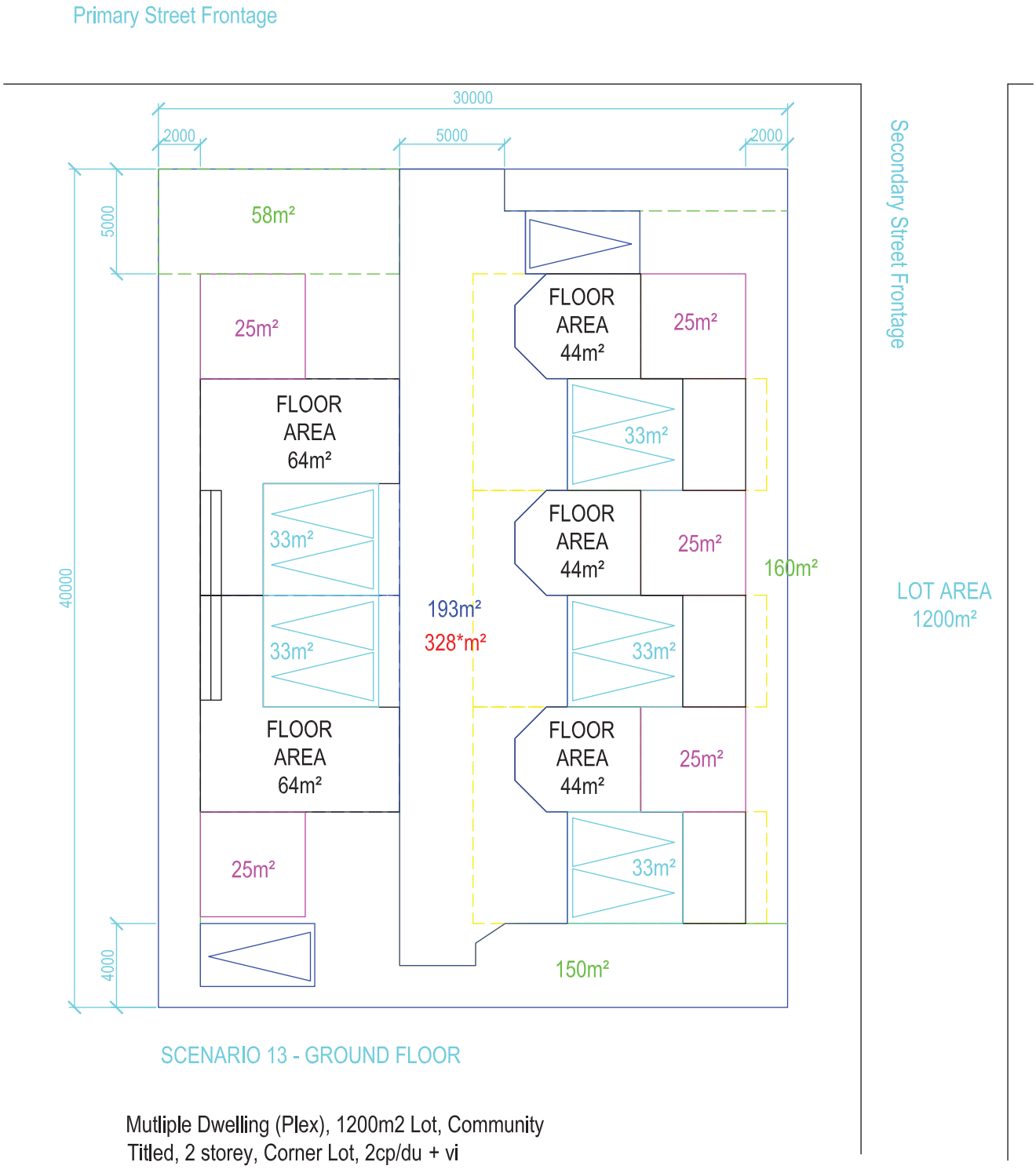
Primary Street Frontage



REA
m²

SCENARIO 12 - SECOND FLOOR

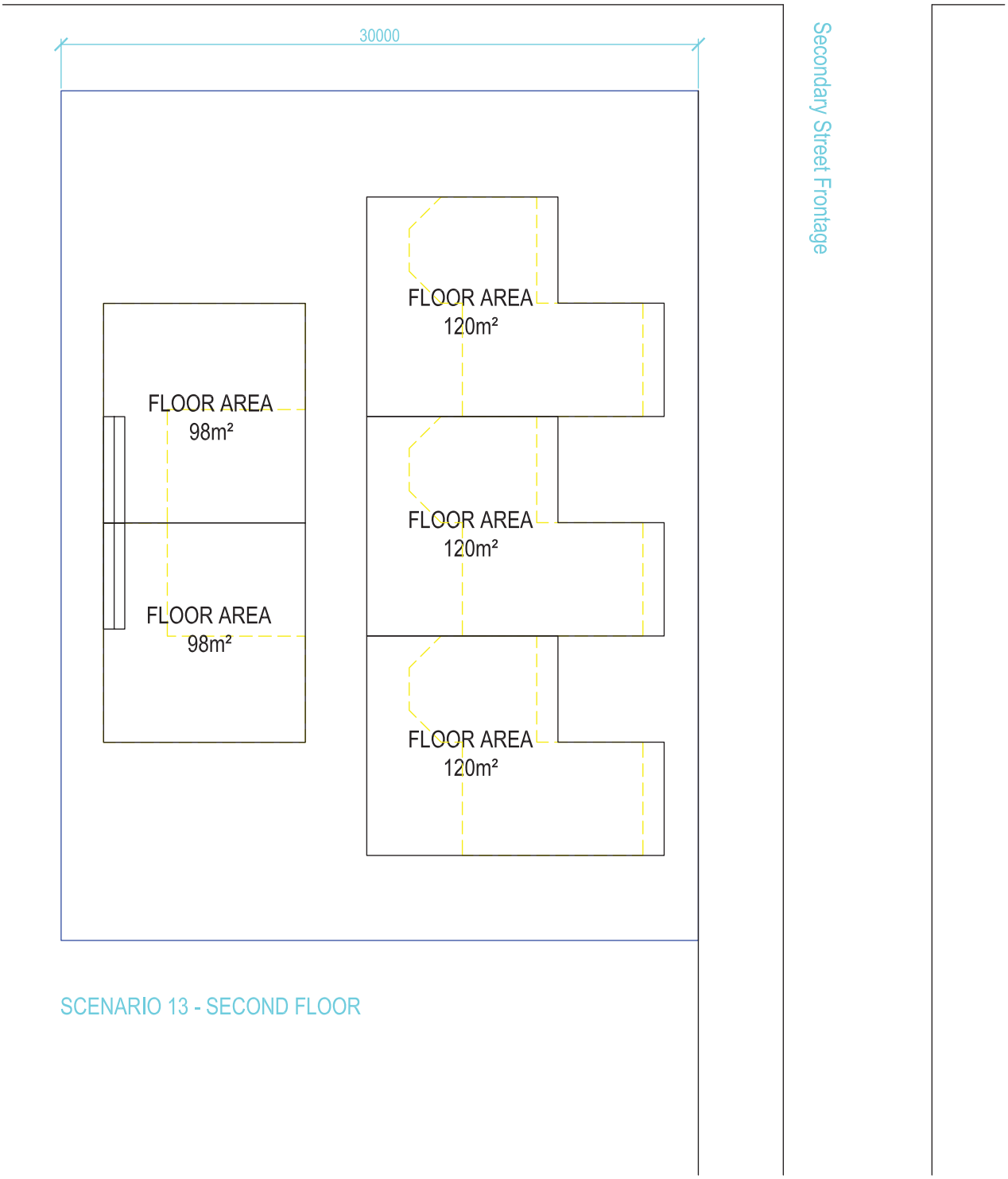
SCENARIO 13



SCENARIO 13 - GROUND FLOOR

Mutliple Dwelling (Plex), 1200m2 Lot, Community Titled, 2 storey, Corner Lot, 2cp/du + vi
5 X 3BD

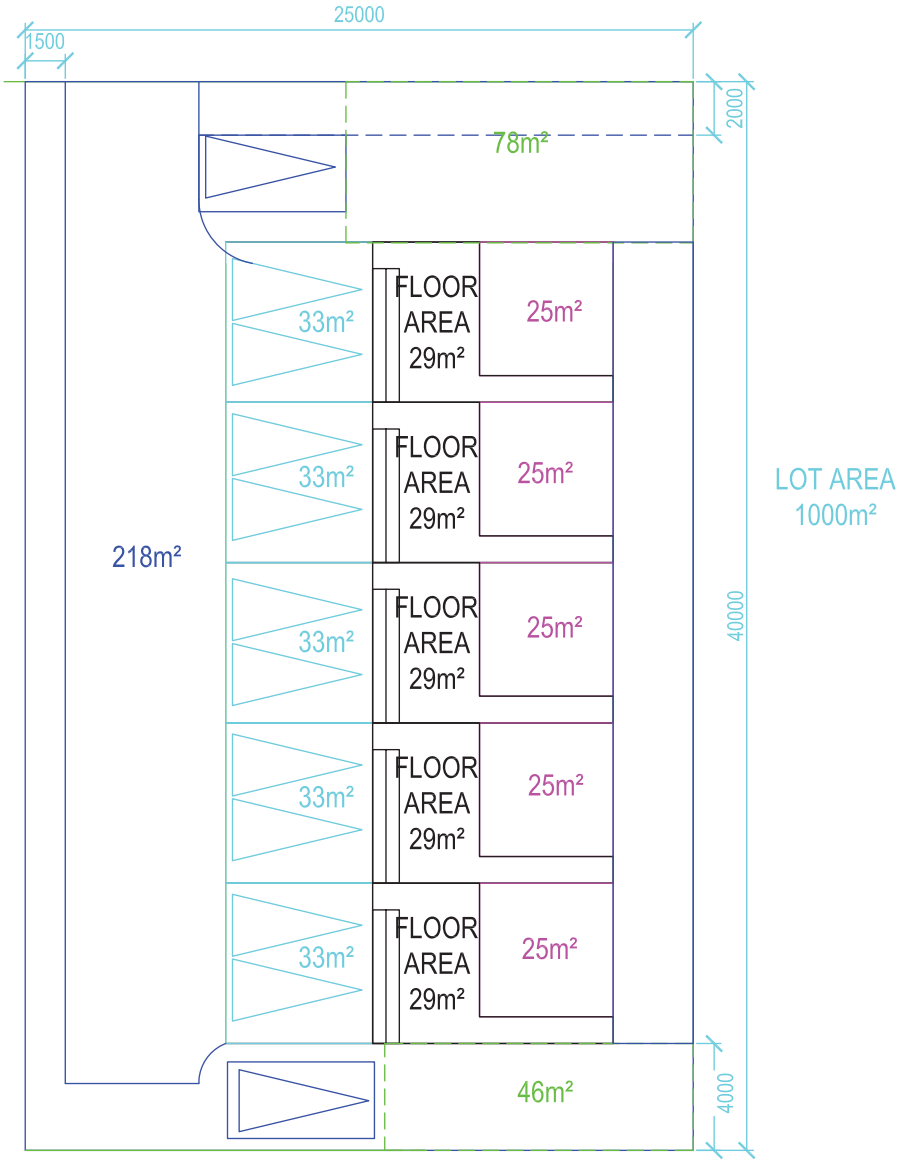
SCENARIO 13



SCENARIO 13 - SECOND FLOOR

SCENARIO 14

Primary Street Frontage

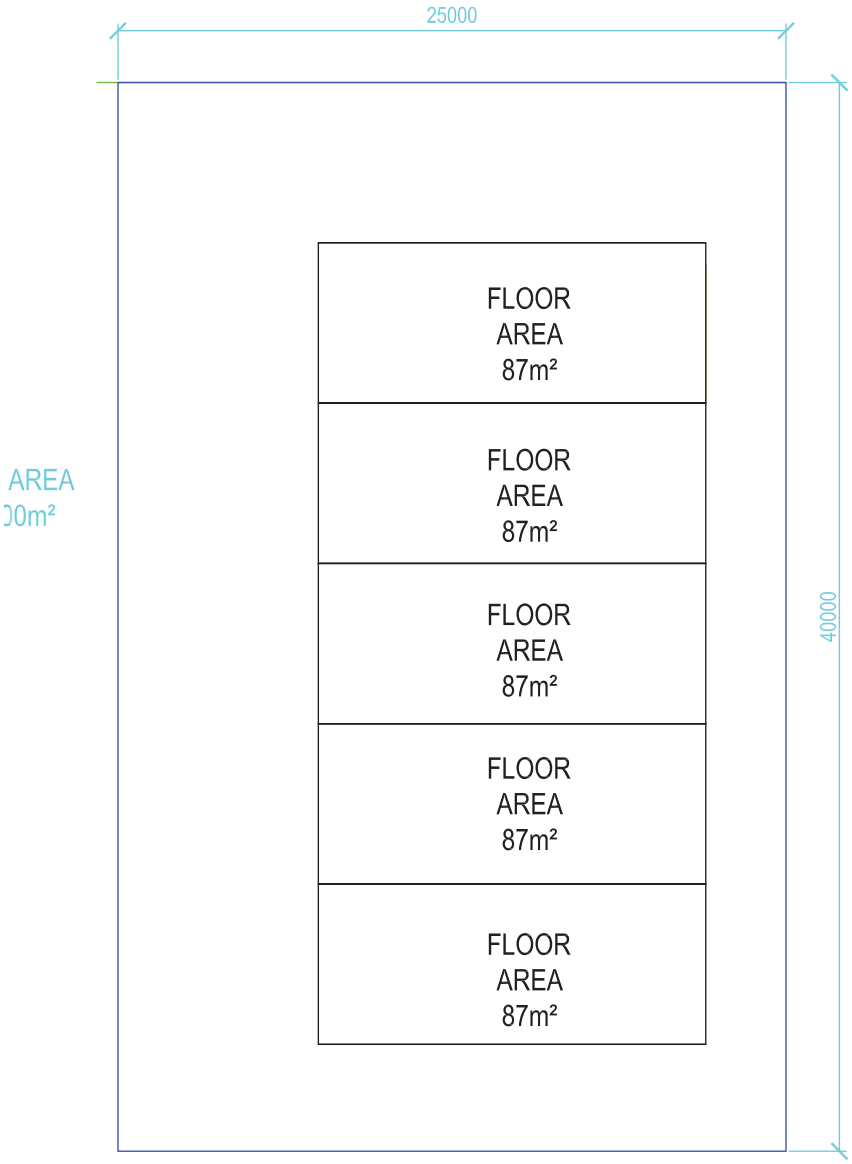


SCENARIO 14 - GROUND FLOOR

Mutliple Dwelling (Terrace), 1000m2 Lot,
Community Titled, 2 storeys, 2cp/du +vi
5 X 3BD

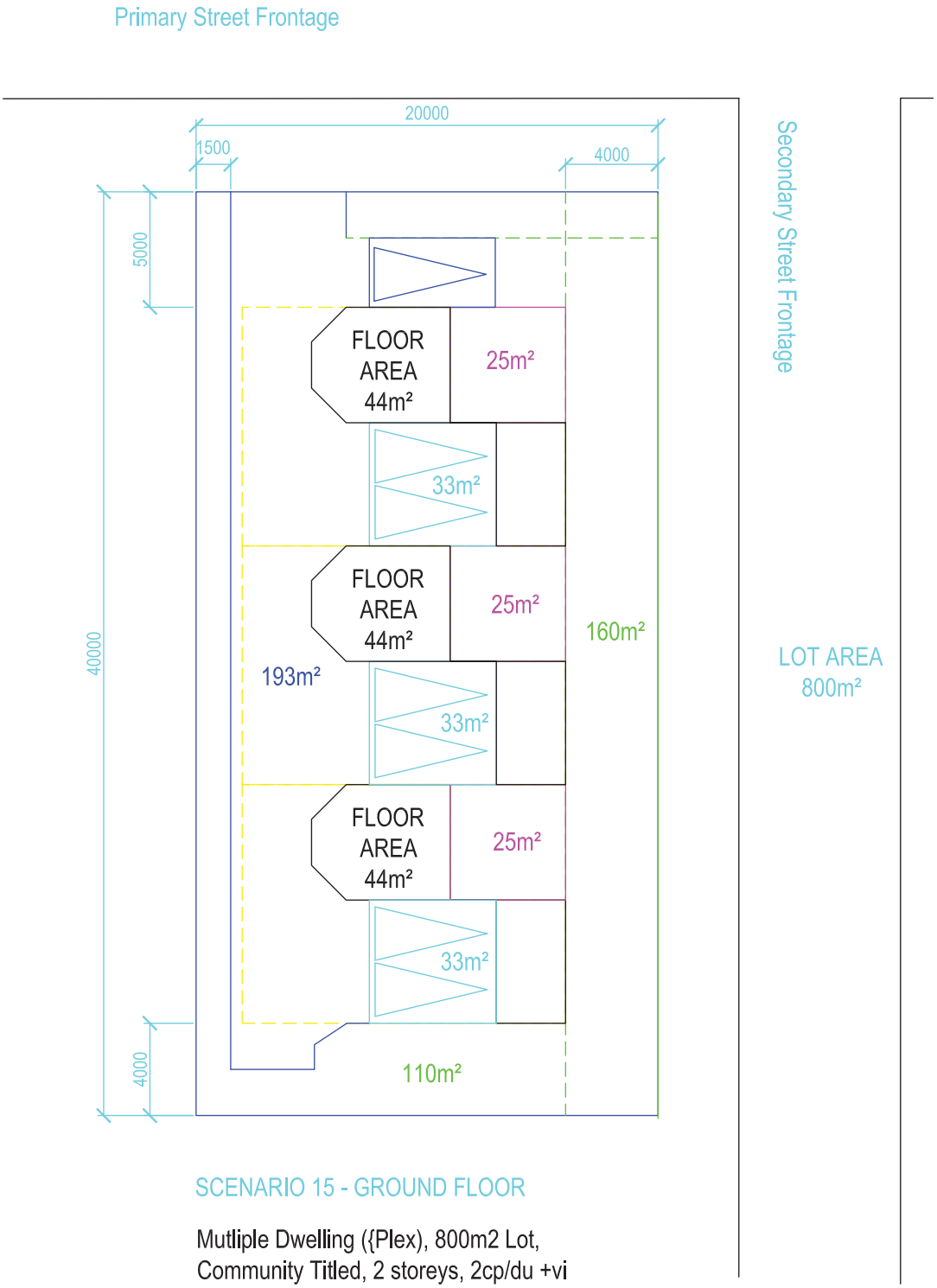
SCENARIO 14

Primary Street Frontage



SCENARIO 14 - SECOND FLOOR

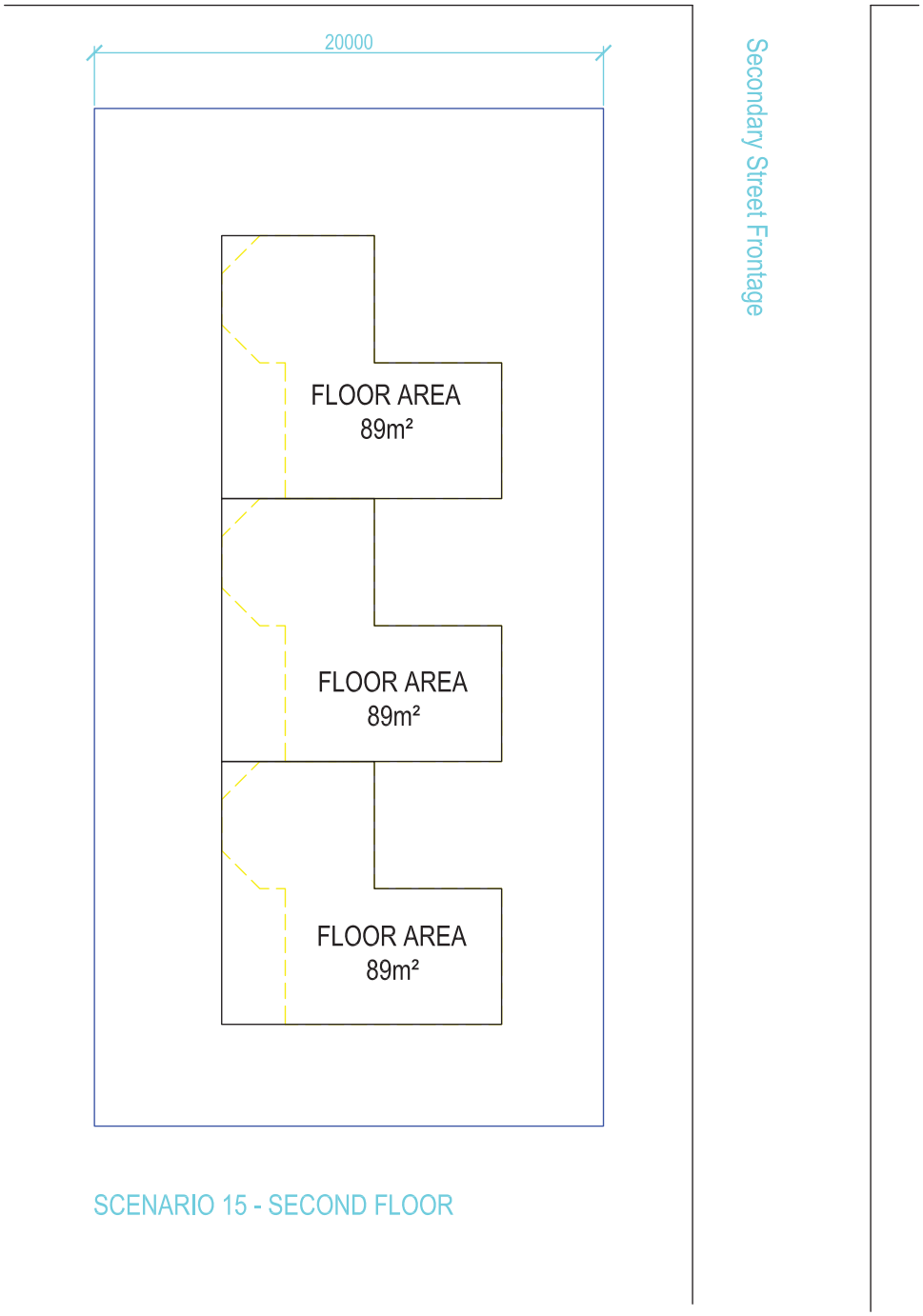
SCENARIO 15



SCENARIO 15 - GROUND FLOOR

Mutliple Dwelling ({Plex), 800m2 Lot,
Community Titled, 2 storeys, 2cp/du +vi
3 X 3BD

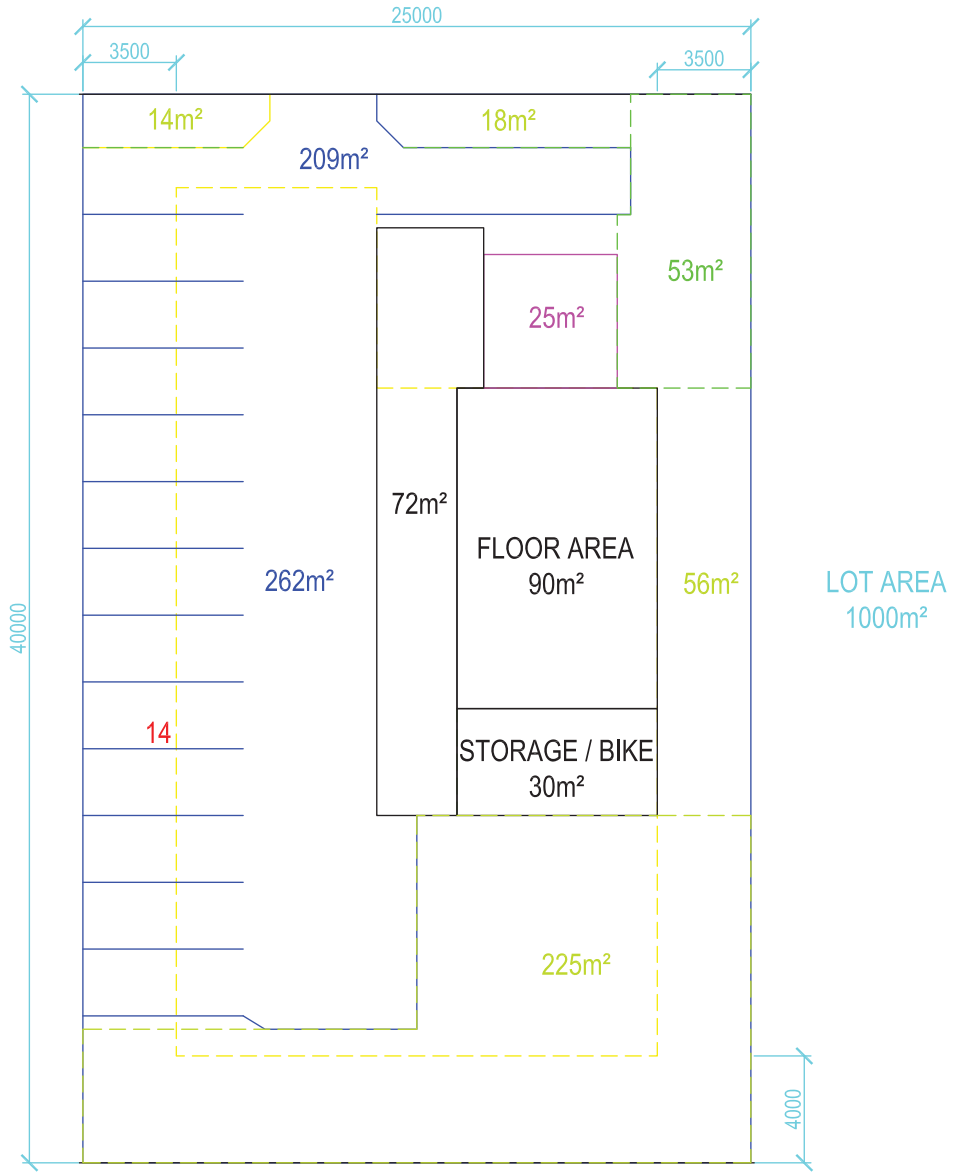
SCENARIO 15



SCENARIO 15 - SECOND FLOOR

SCENARIO 16

Primary Street Frontage

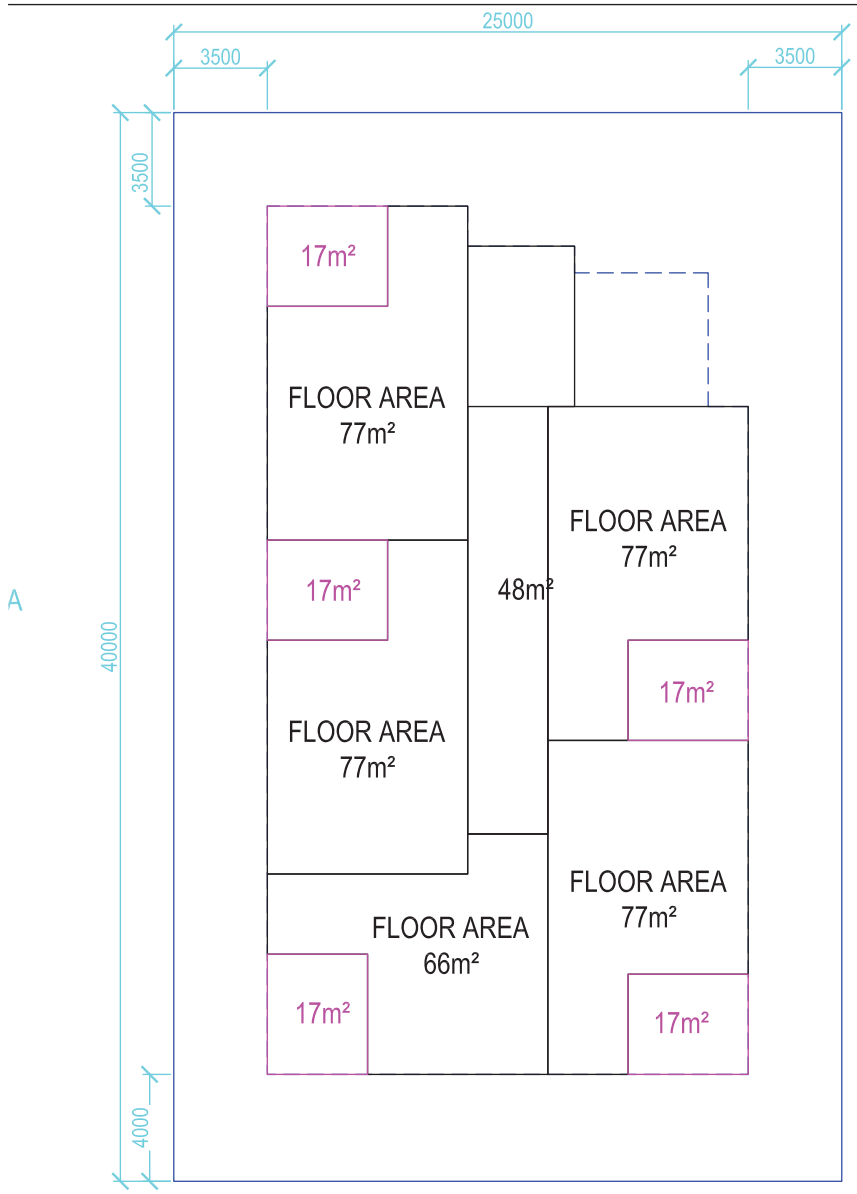


SCENARIO 16

Mutliple Dwelling ({Plex), 1000m2 Lot,
Community Titled, 2 storeys, 2cp/du +vi
5 X 3BD
1 x 2BD

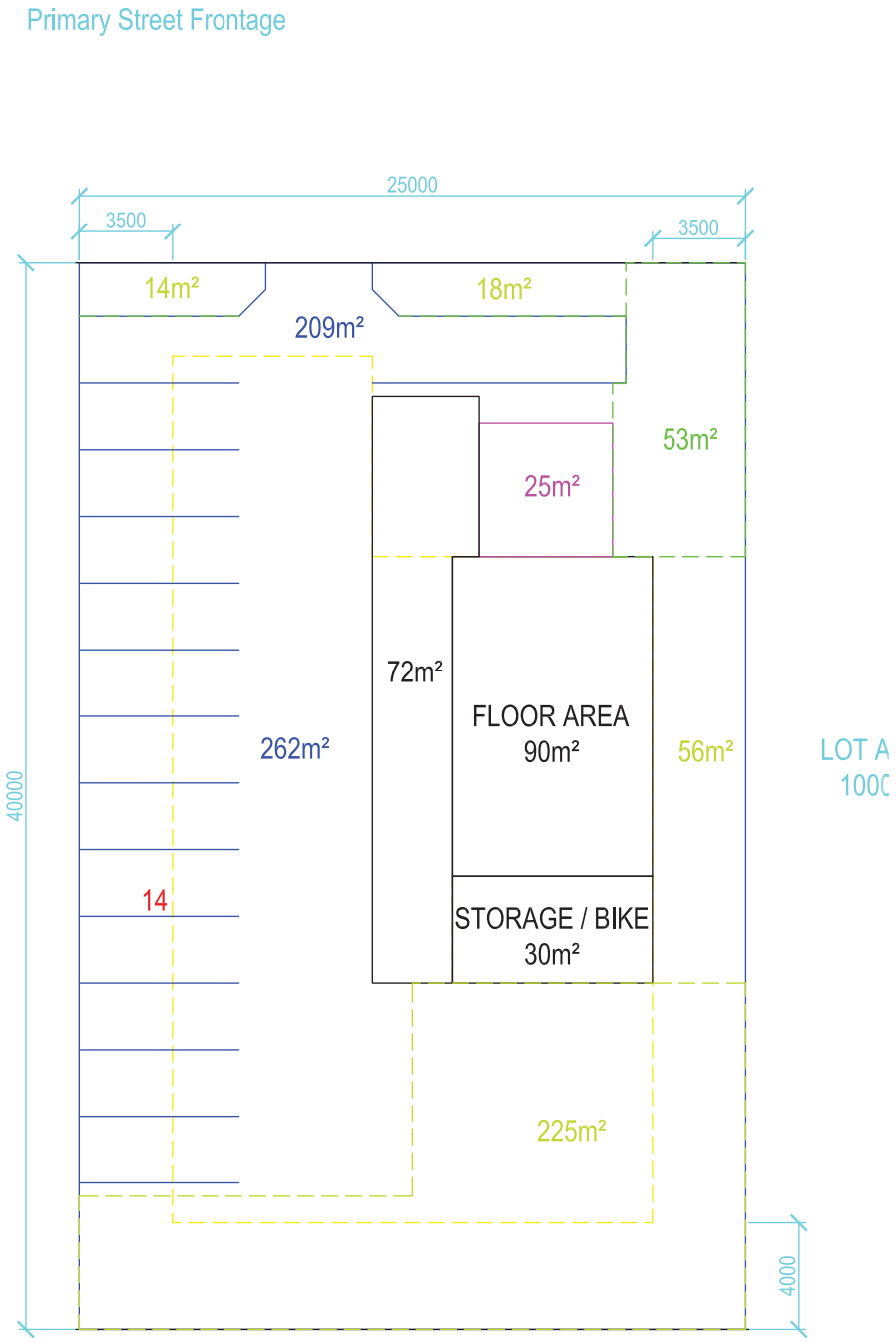
SCENARIO 16

Primary Street Frontage



SCENARIO 16 - FIRST FLOOR

SCENARIO 16b / 17

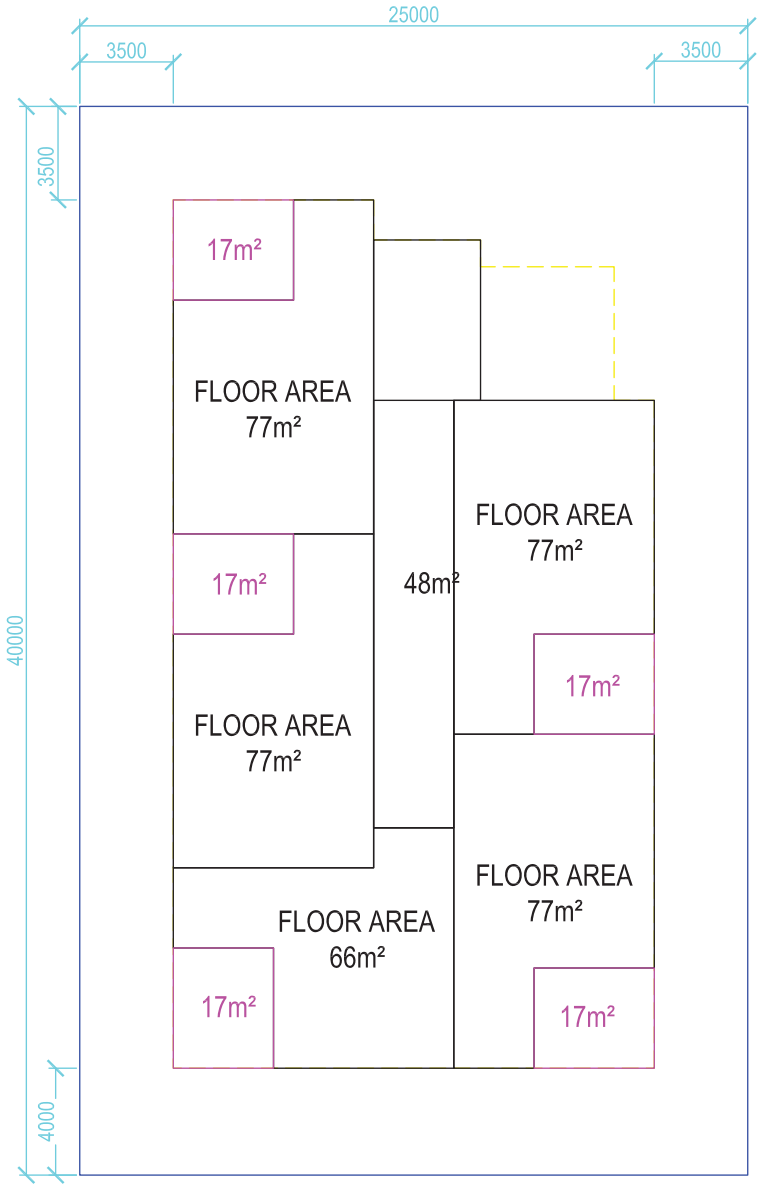


SCENARIO 16b / 17 - GROUND FLOOR

Mutliple Dwelling (Low Rise), 1000m2 Lot,
Strata Titled, 3 storeys, 2cp/du +vi
9 X 3BD
2 x 2BD

SCENARIO 16b / 17

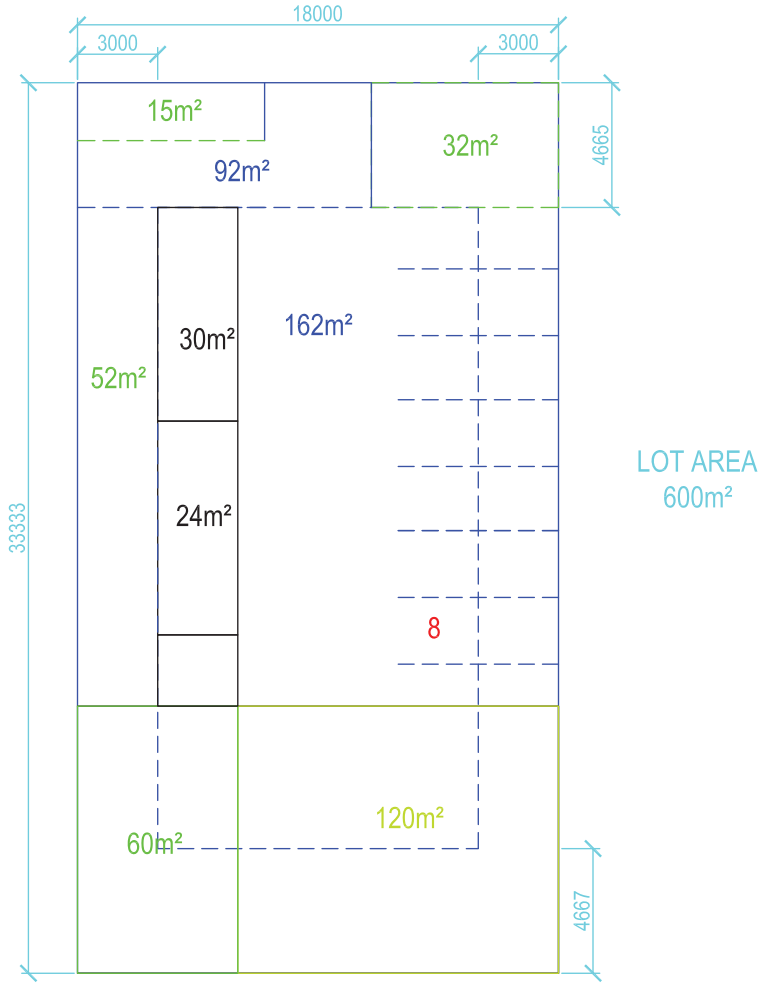
Primary Street Frontage



SCENARIO 16b / 17 - FIRST/ SECOND FLOOR

SCENARIO 18 / 20

Primary Street Frontage

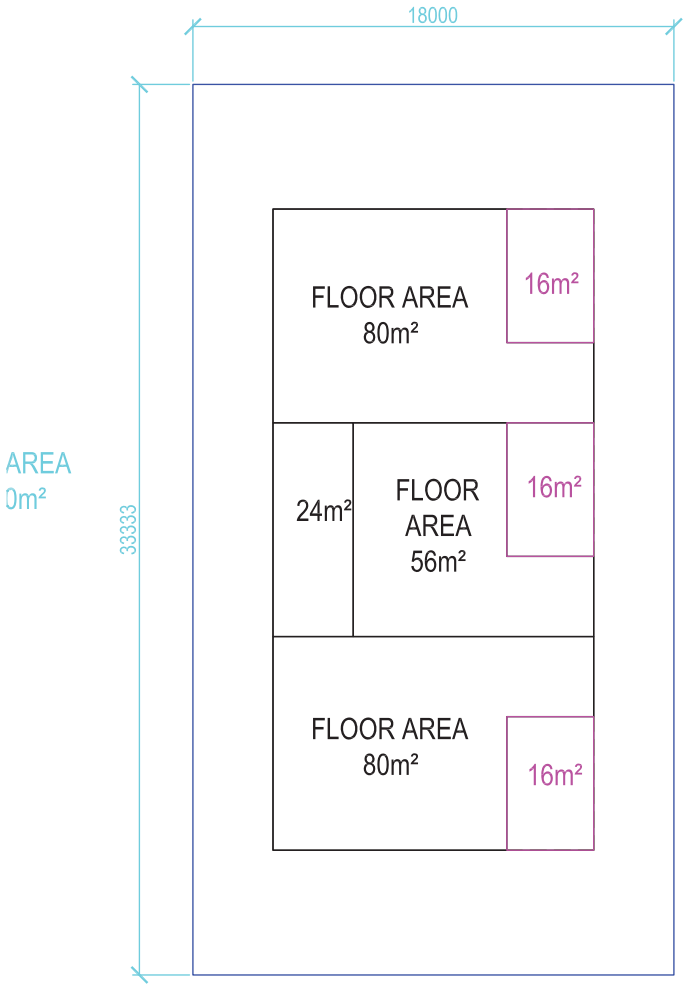


SCENARIO 18 / 20 - GROUND FLOOR

Mutliple Dwelling (Low Rise), 600m2 Lot,
Community Titled, 3 storey, 1cp/du+vi
4 X 3BD
2 X 2BD

SCENARIO 18 / 20

Primary Street Frontage

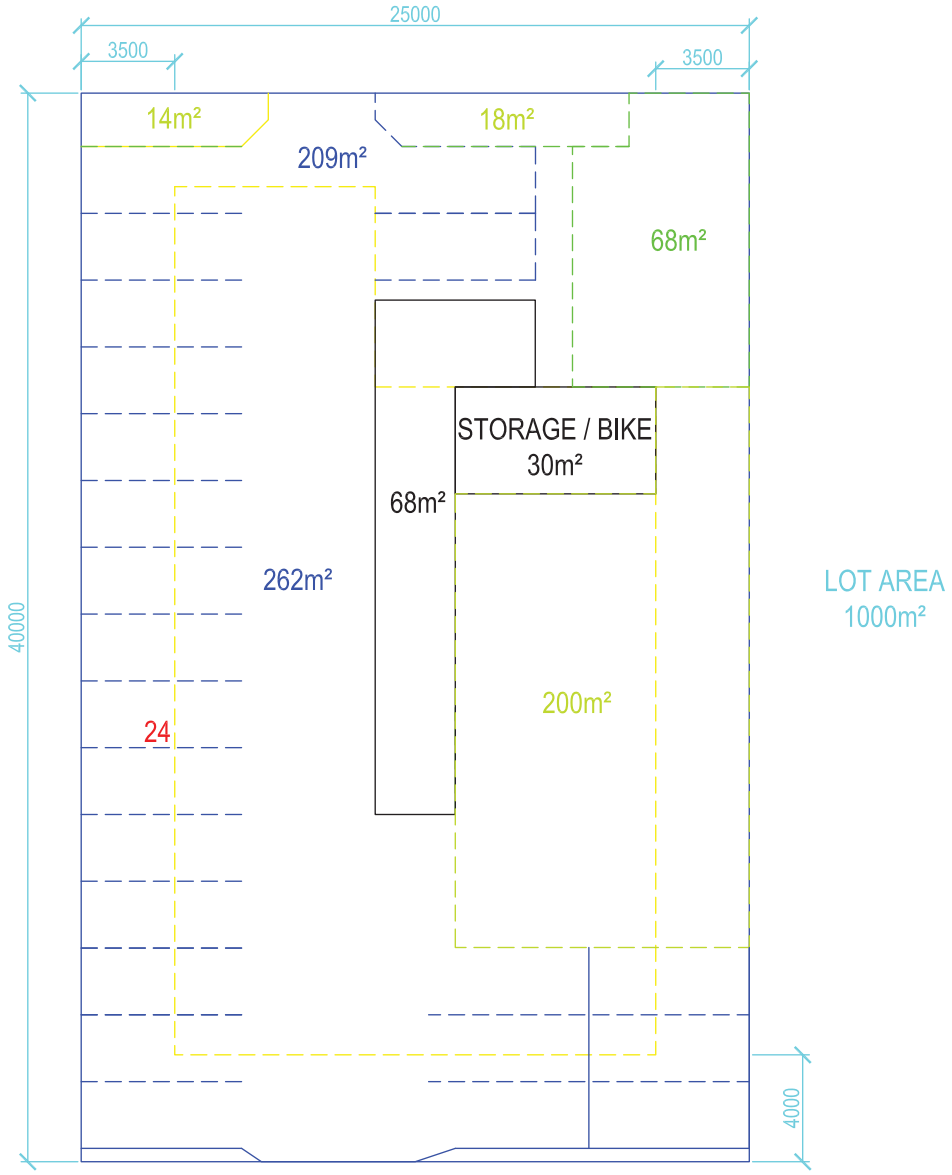


AREA
0m²

SCENARIO 18 / 20 - FIRST / SECOND FLOOR

SCENARIO 19 / 21

Primary Street Frontage

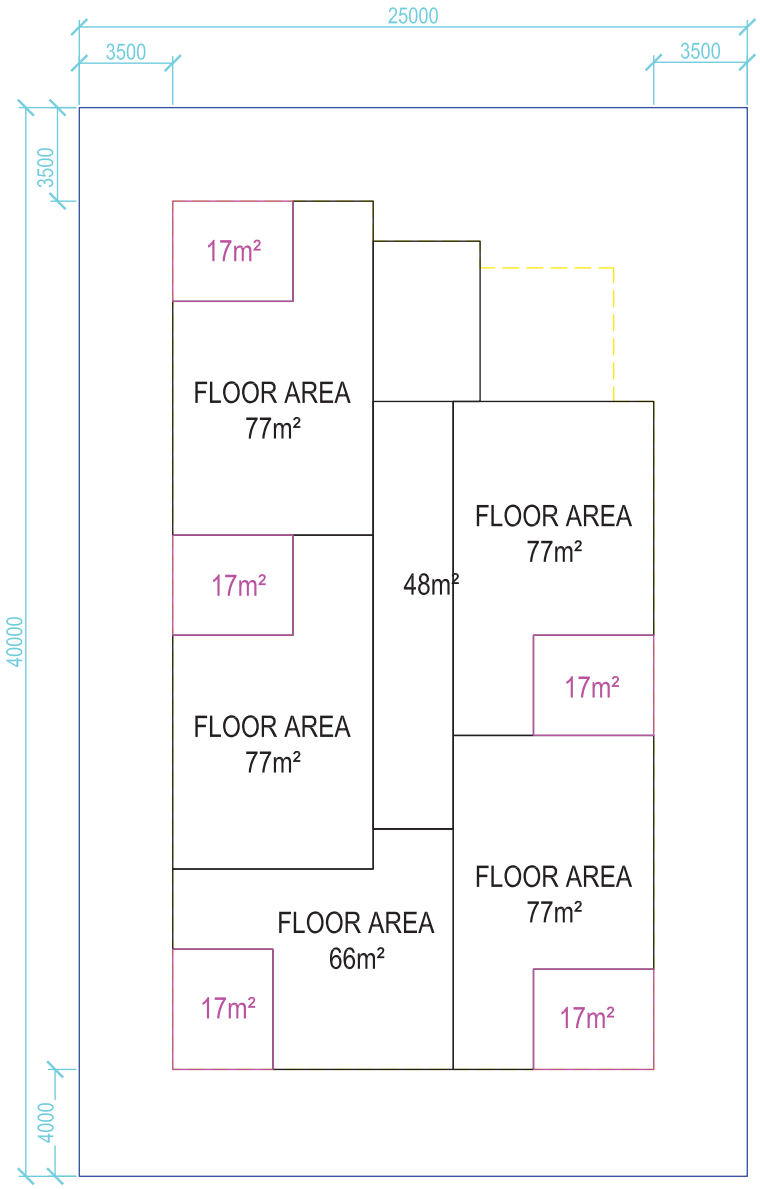


SCENARIO 19 / 21 - GROUND FLOOR

Mutliple Dwelling (Low Rise), 1000m2 Lot,
Strata Titled, 3 storeys, 2cp/du +vi
10 X 3BD

SCENARIO 19 / 21

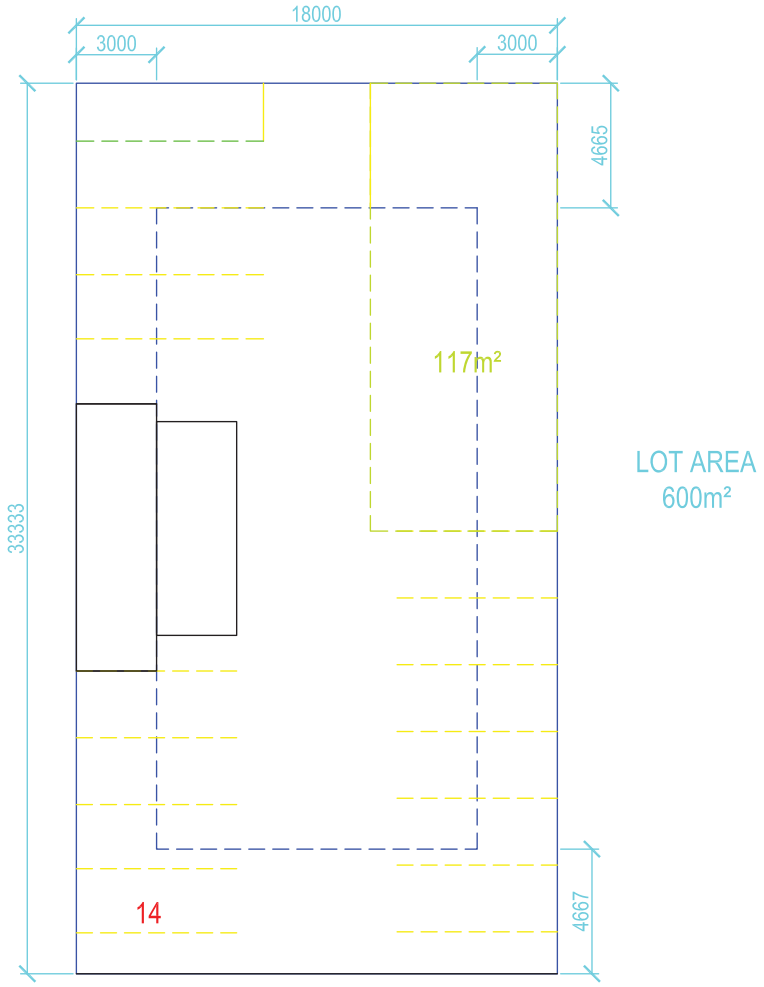
Primary Street Frontage



SCENARIO 19 / 21 - FIRST/ SECOND FLOOR

SCENARIO 22 / 24

Primary Street Frontage

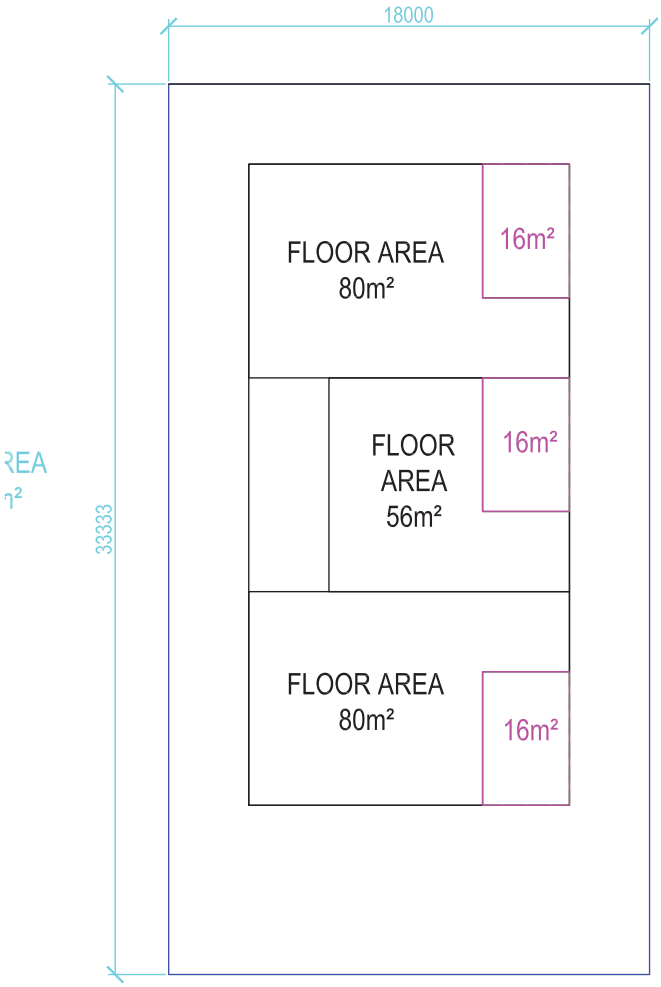


SCENARIO 22 / 24 - GROUND FLOOR

Mutliple Dwelling (Low Rise), 600m2 Lot,
Strata Titled, 3 storeys, 1cp/du + vi
2 X 2BD
4 X 3BD

SCENARIO 22 / 24

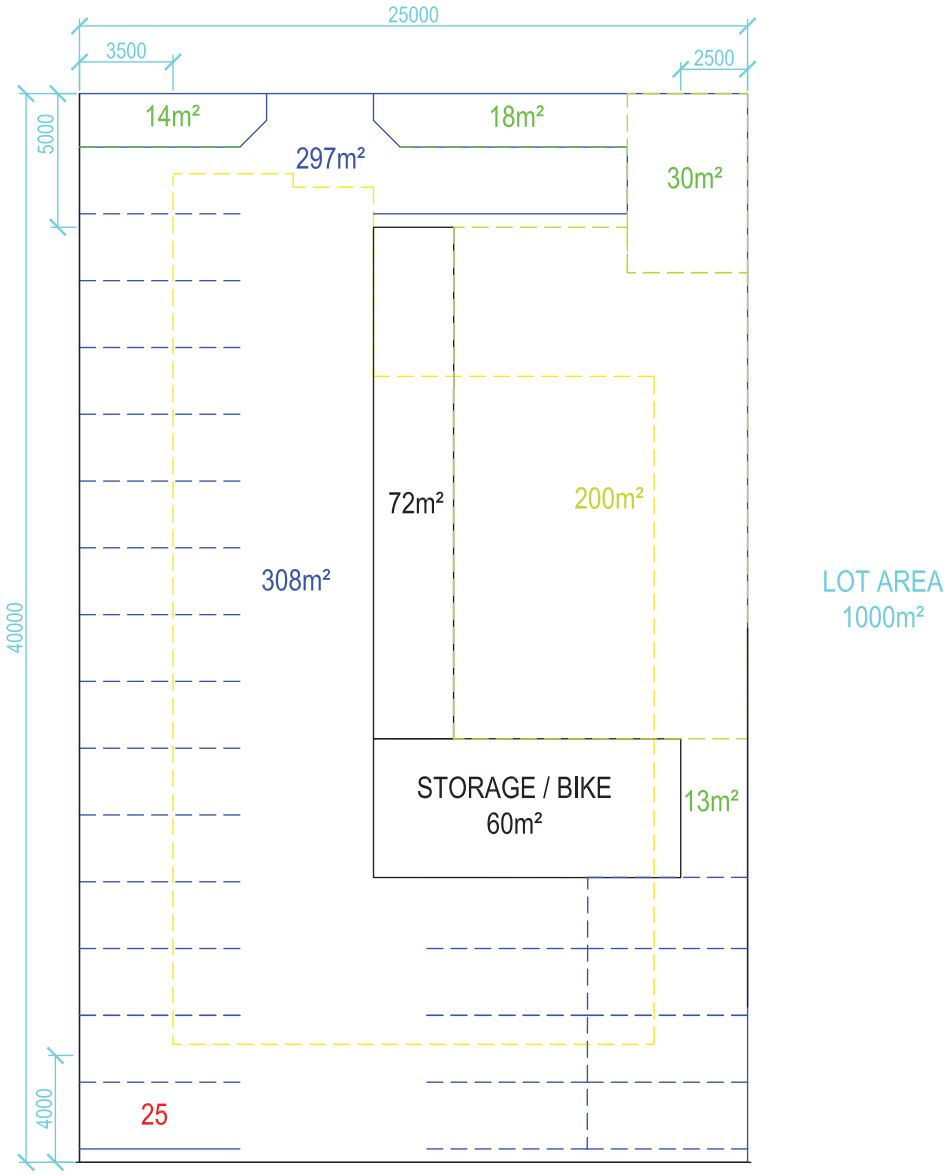
Primary Street Frontage



SCENARIO 22 / 24 - FIRST / SECOND FLOOR

SCENARIO 23 / 25

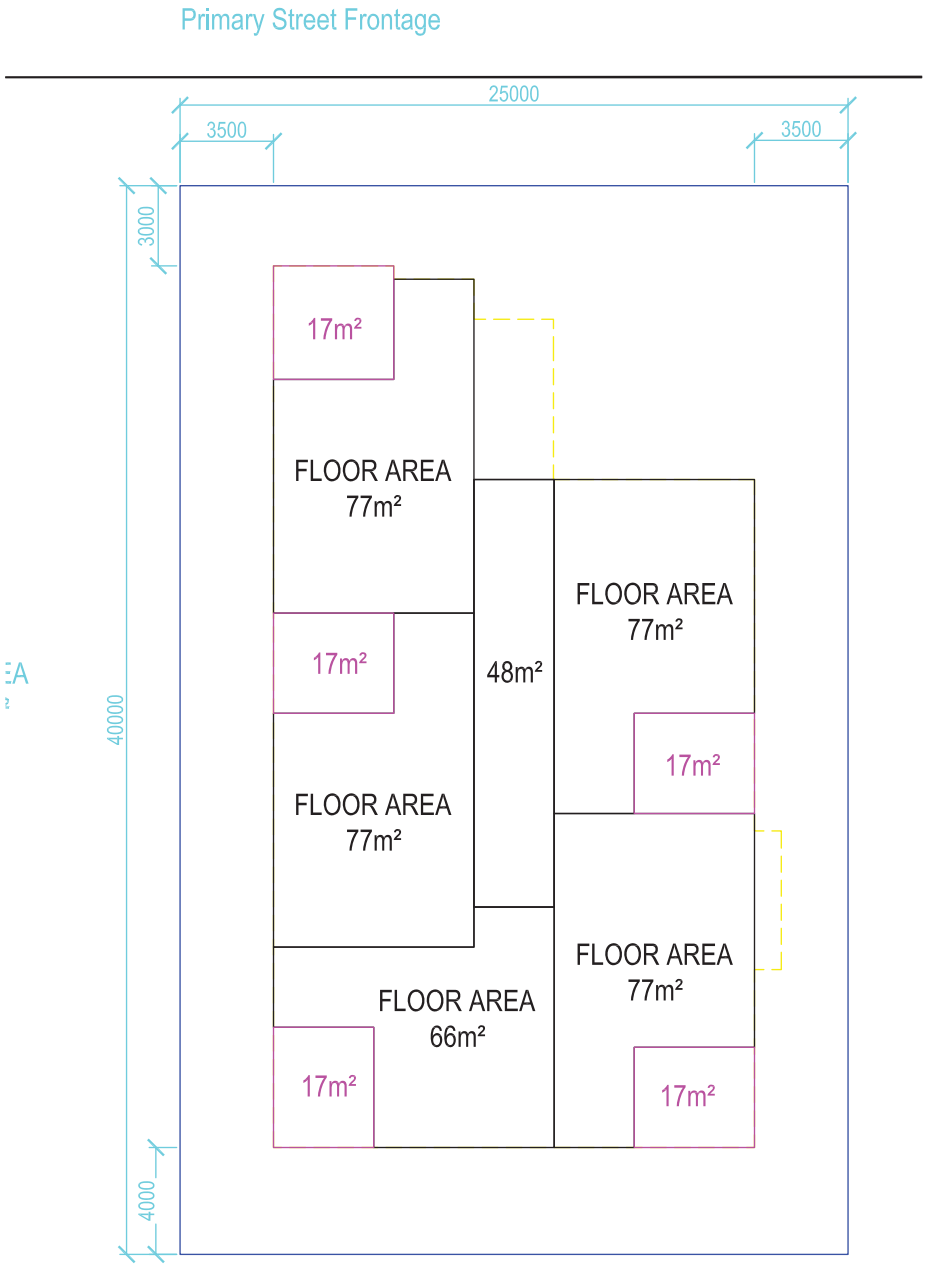
Primary Street Frontage



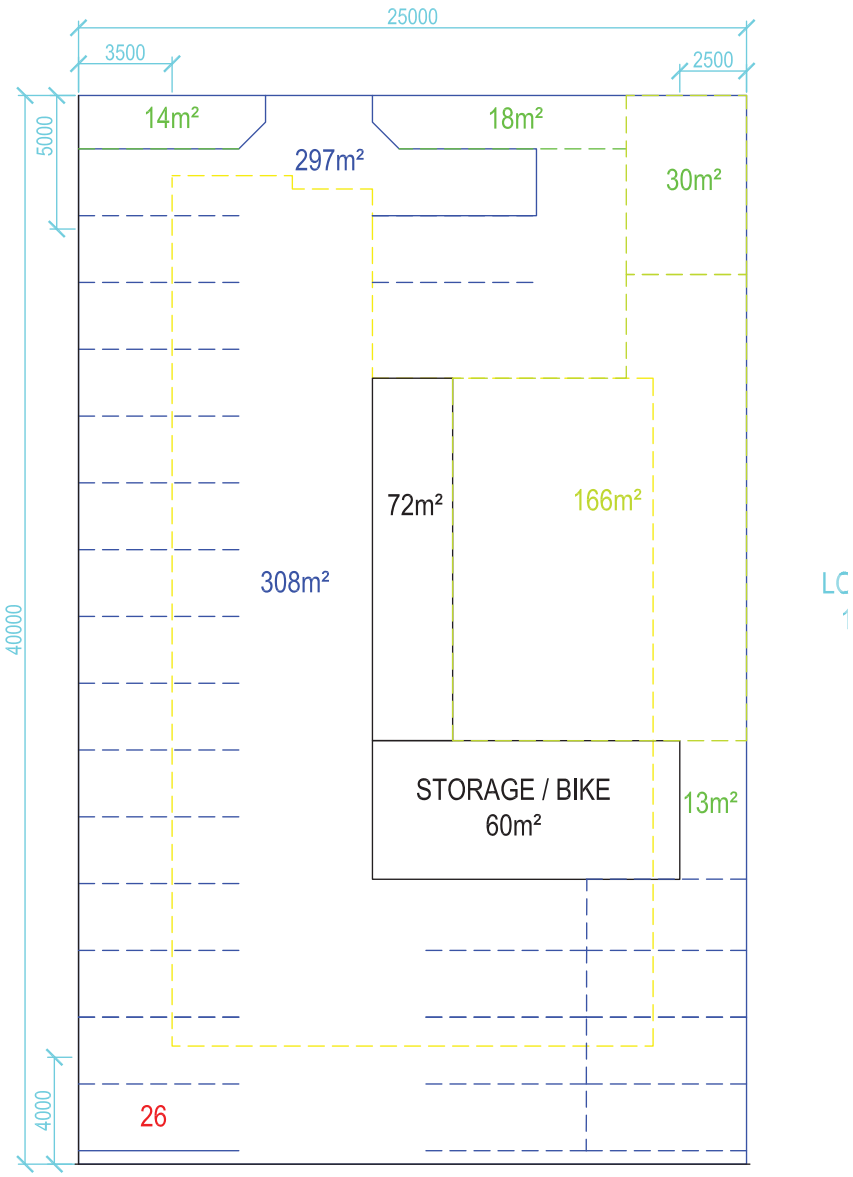
SCENARIO 23 / 25 - GROUND FLOOR

Mutliple Dwelling (Low Rise), 1000m2 Lot,
Strata Titled, 3 storey s
10 X 3BD

SCENARIO 23 / 25

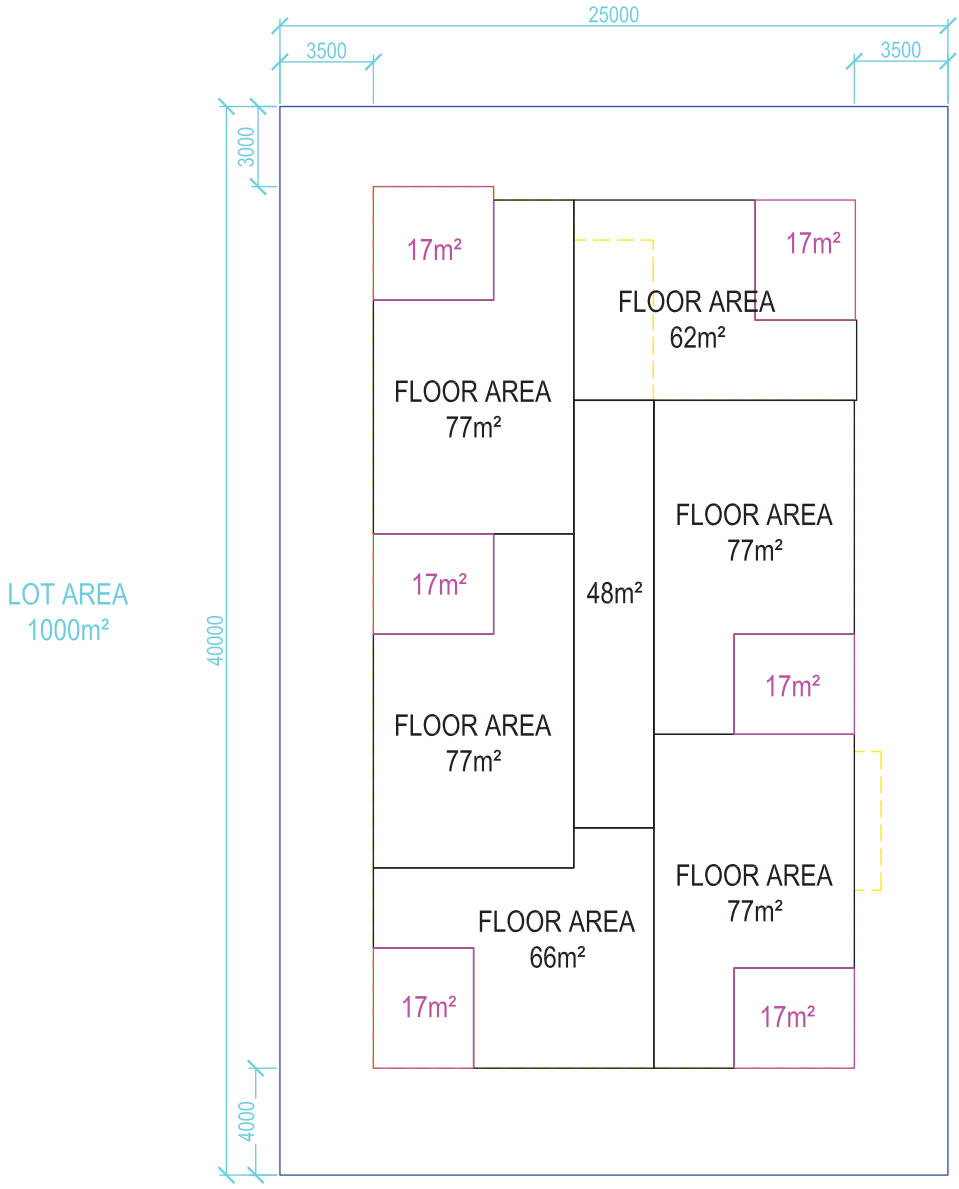


SCENARIO 23 / 25 - FIRST & SECOND FLOOR



SCENARIO 23a - GROUND FLOOR

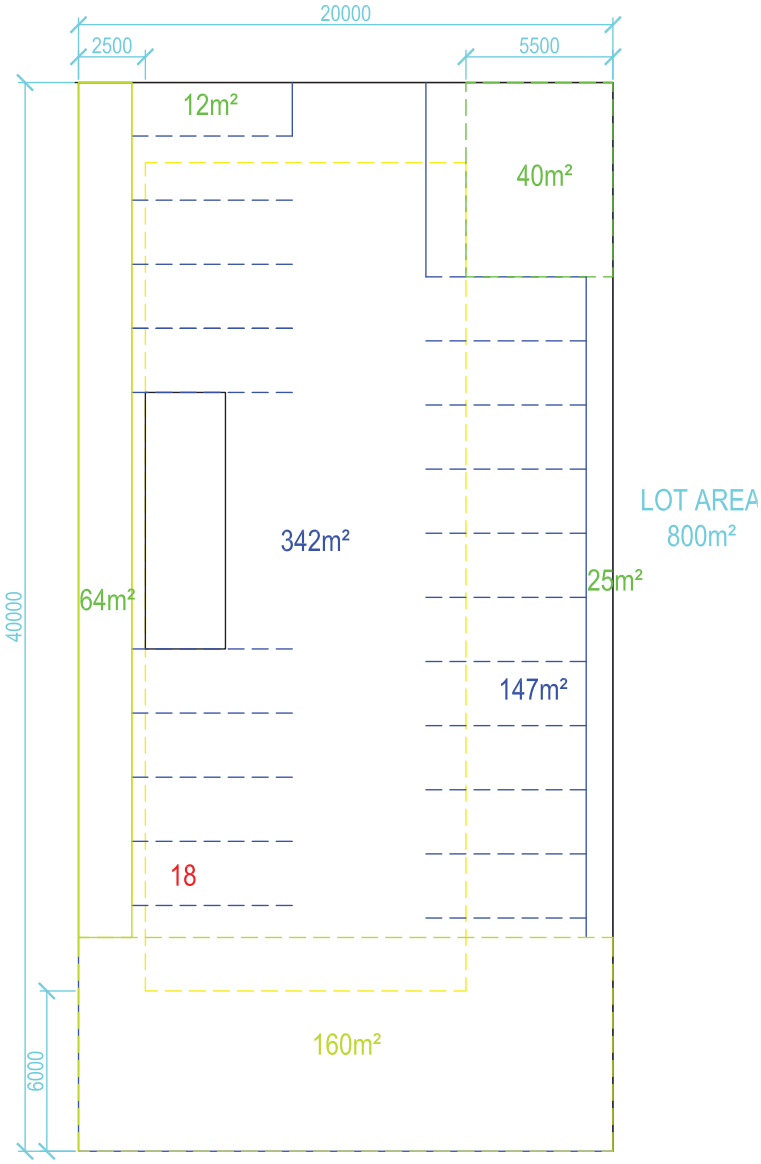
Mutliple Dwelling (Low Rise), 1000m2 Lot,
Strata Titled, 3 storey s
12 X 3BD



SCENARIO 23a - FIRST & SECOND FLOOR

SCENARIO 26

Primary Street Frontage

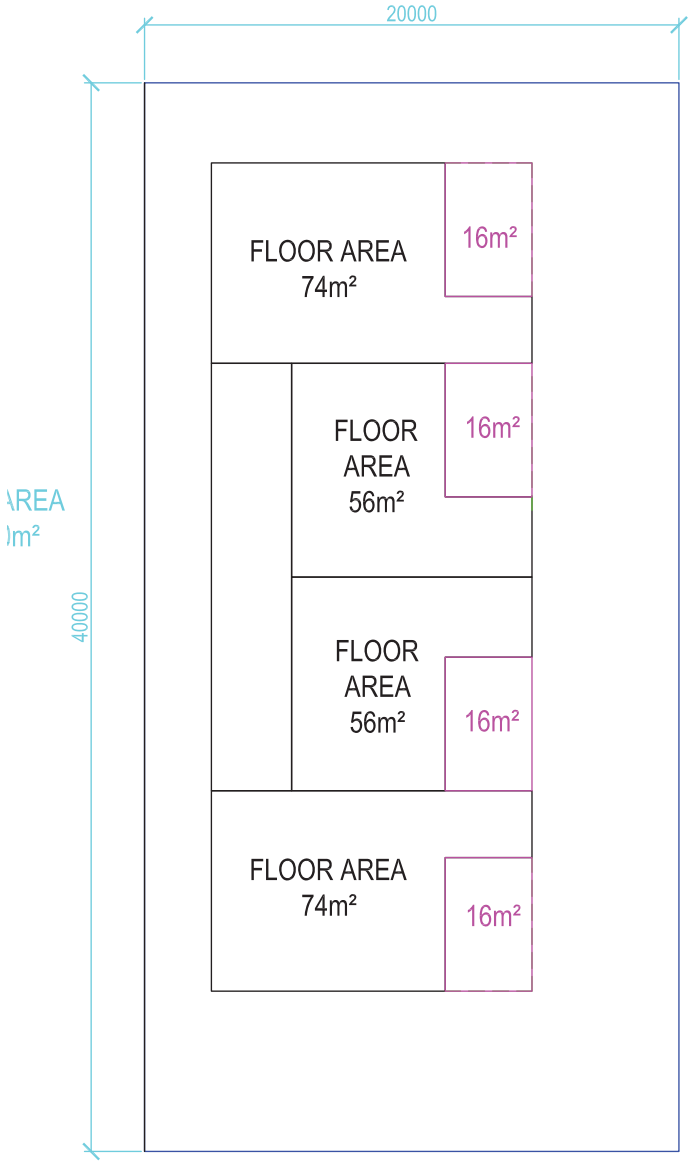


SCENARIO 26 - GROUND FLOOR

Mutliple Dwelling (Med Rise), 800m2 Lot,
Strata Titled, 3 storeys, 1cp/du + vi
4 x 2BD
4 X 3BD

SCENARIO 26

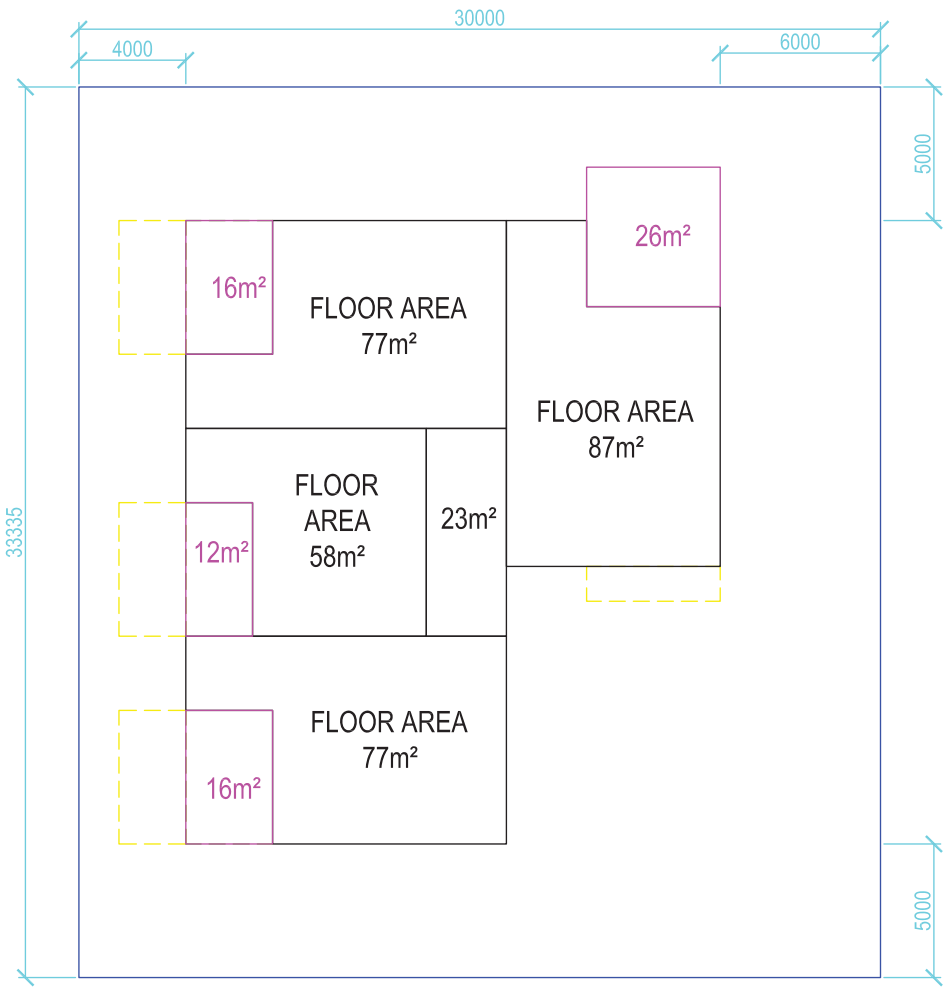
Primary Street Frontage



SCENARIO 26 - FIRST / SECOND FLOOR

SCENARIO 27

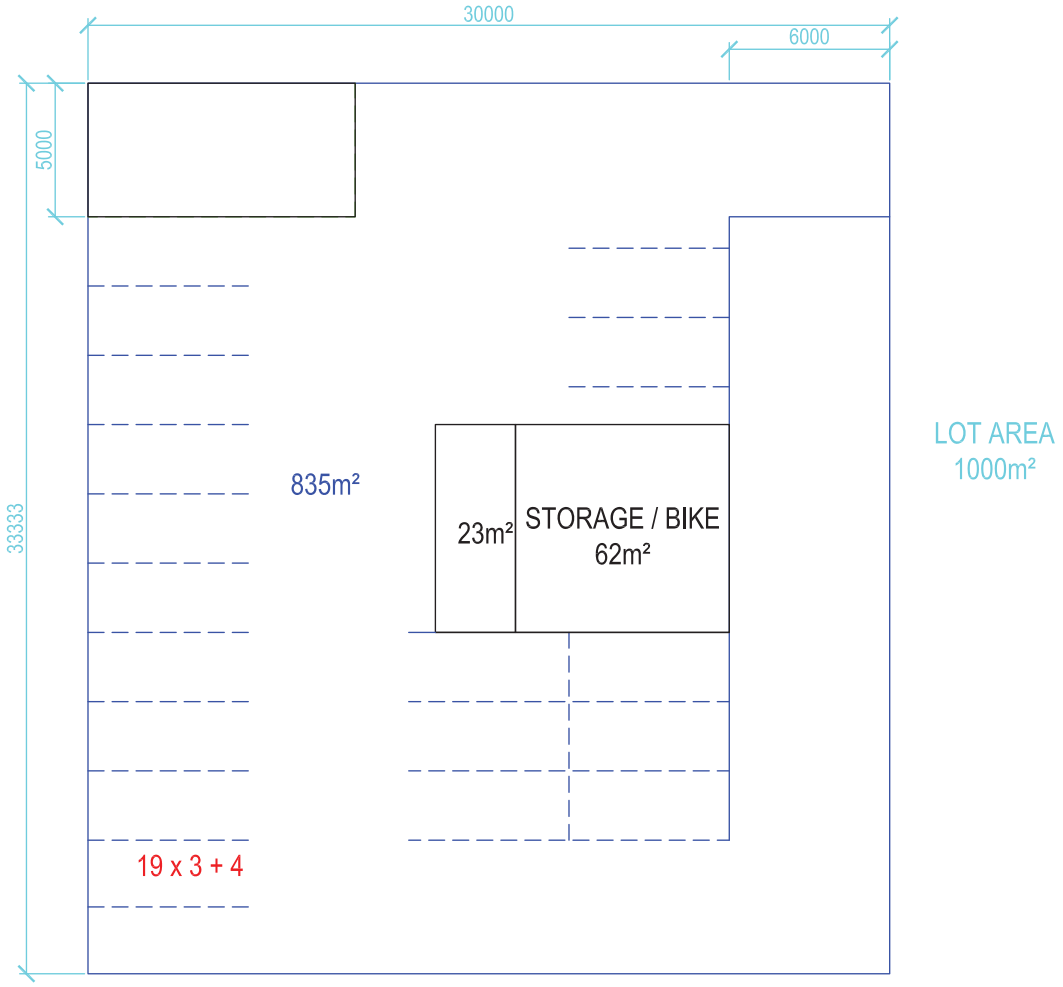
Primary Street Frontage



SCENARIO 27 - FIRST-FIFTH FLOOR

SCENARIO 27

Primary Street Frontage

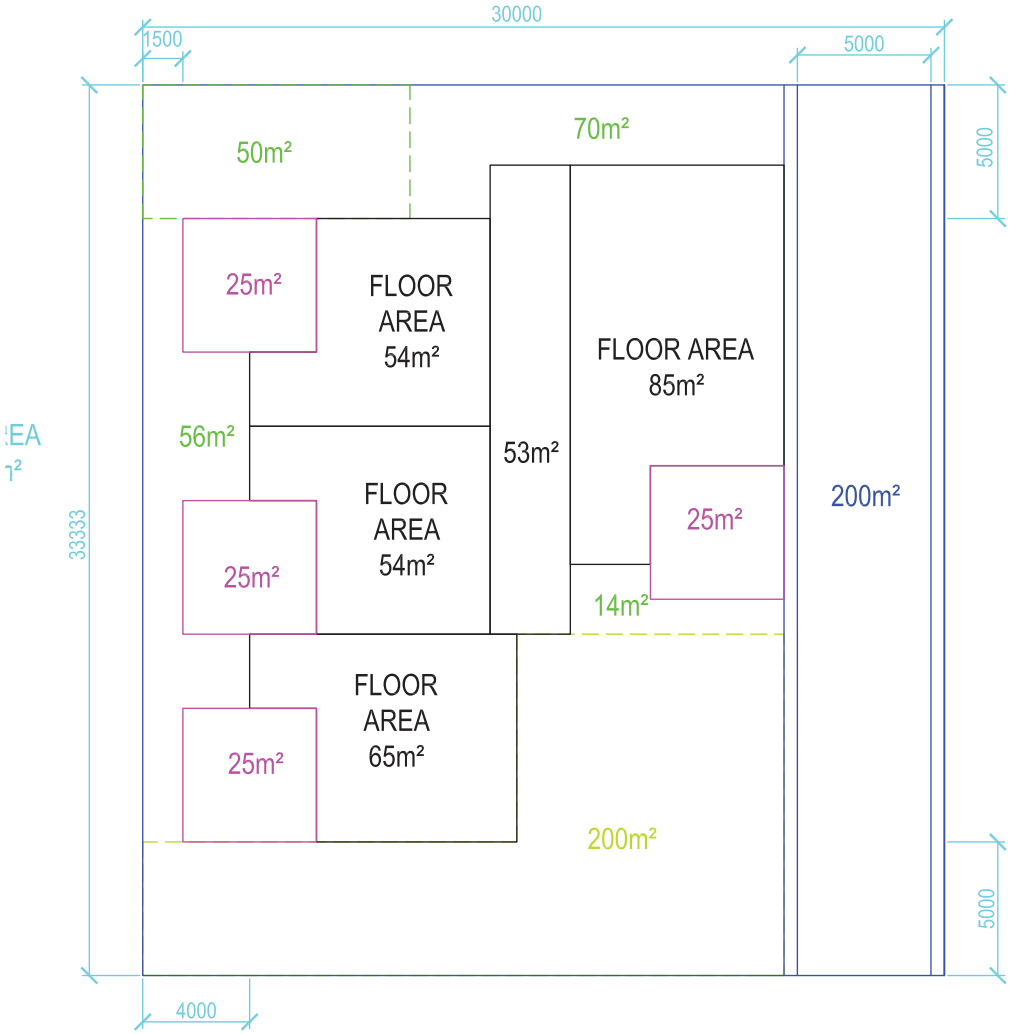


SCENARIO 27 - BASEMENT X 3

Mutliple Dwelling (Med Rise), 1000m2 Lot,
Strata Titled, 6 storeys, 2cp/du + vi
8 x 2BD
16 X 3BD

SCENARIO 27

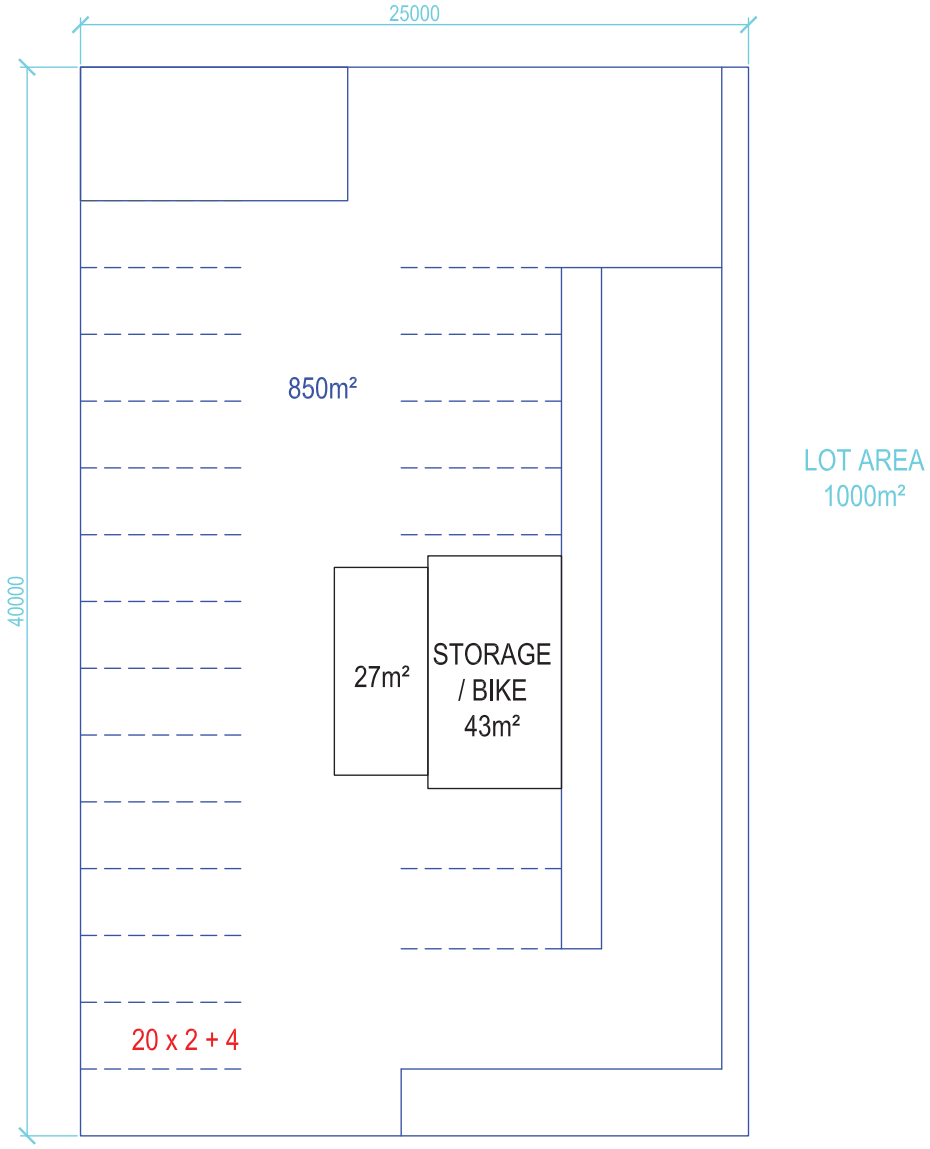
Primary Street Frontage



SCENARIO 27 - GROUND FLOOR

SCENARIO 28 / 29 / 30

Primary Street Frontage

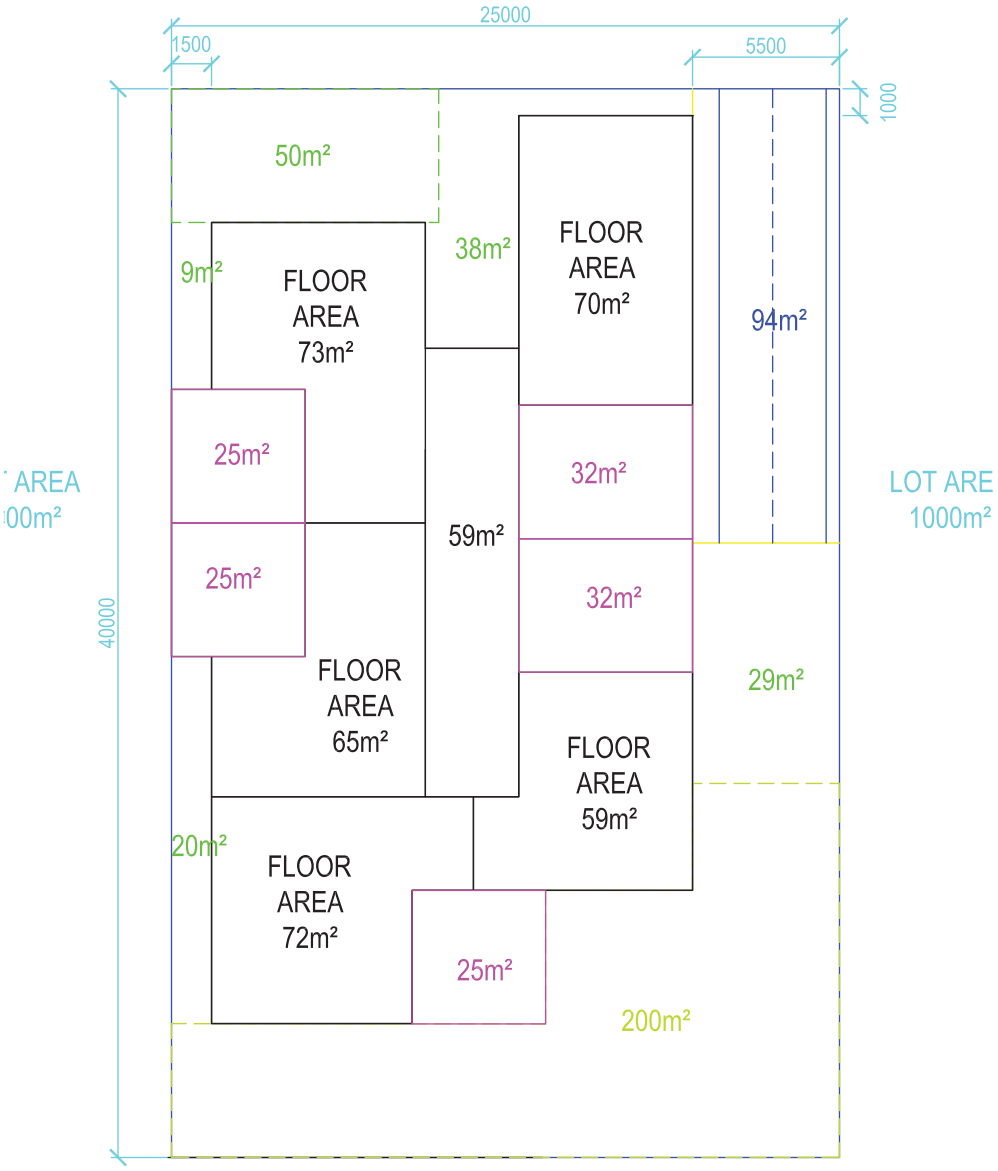


SCENARIO 28 / 29 / 30 - BASEMENT x 2

Mutliple Dwelling (Med Rise), 1000m2 Lot,
Strata Titled, 3 storeys, 1cp/du + vi
5 X 2BD
10 x 3BD

SCENARIO 28 / 29 / 30

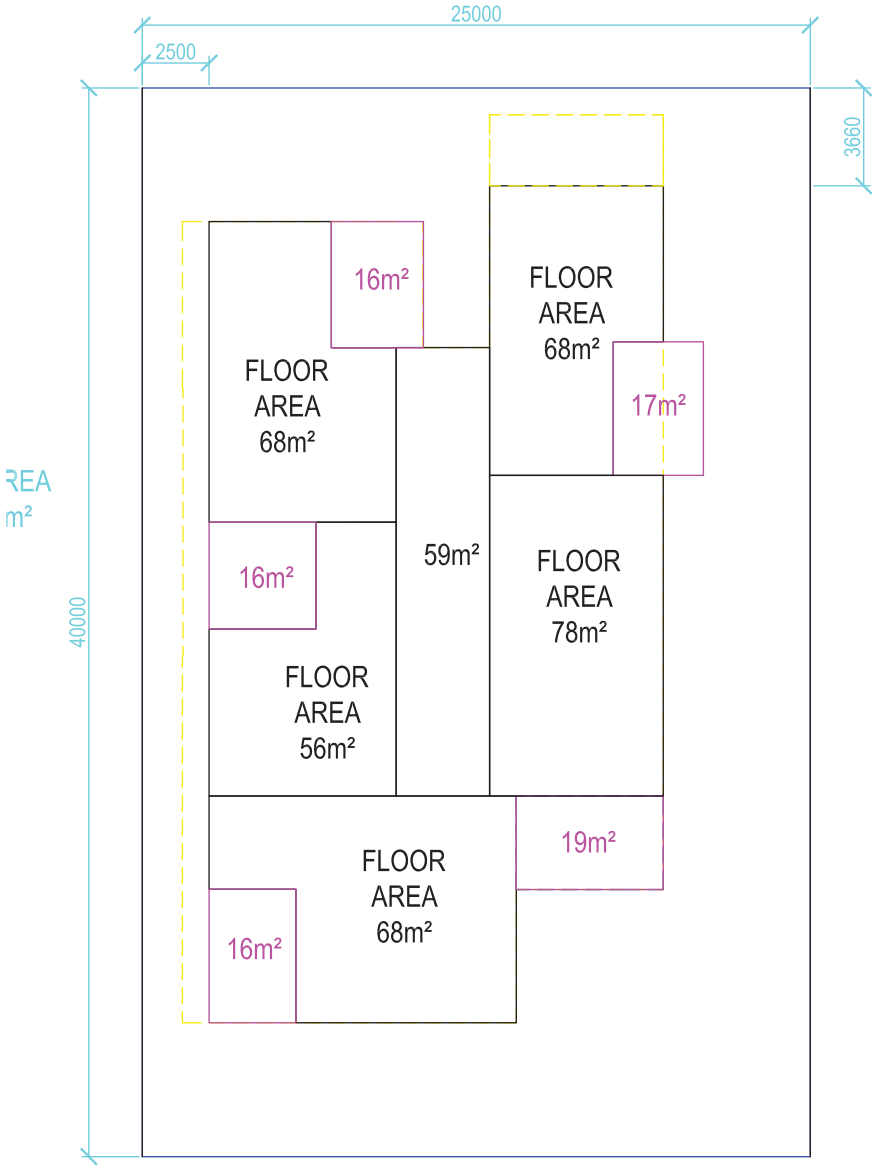
Primary Street Frontage



SCENARIO 28 / 29 / 30 - GROUND FLOOR

SCENARIO 28 / 29 / 30

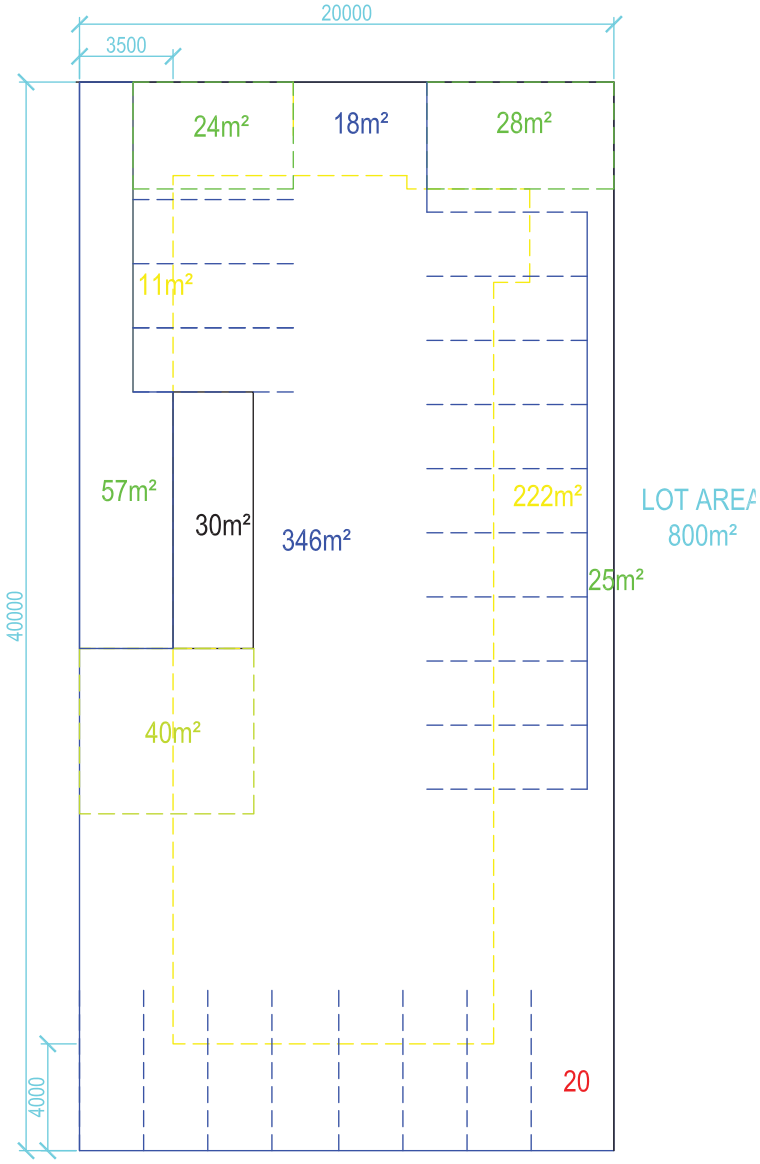
Primary Street Frontage



SCENARIO 28 / 29 / 30 - FIRST / SECOND FLOOR

SCENARIO 31

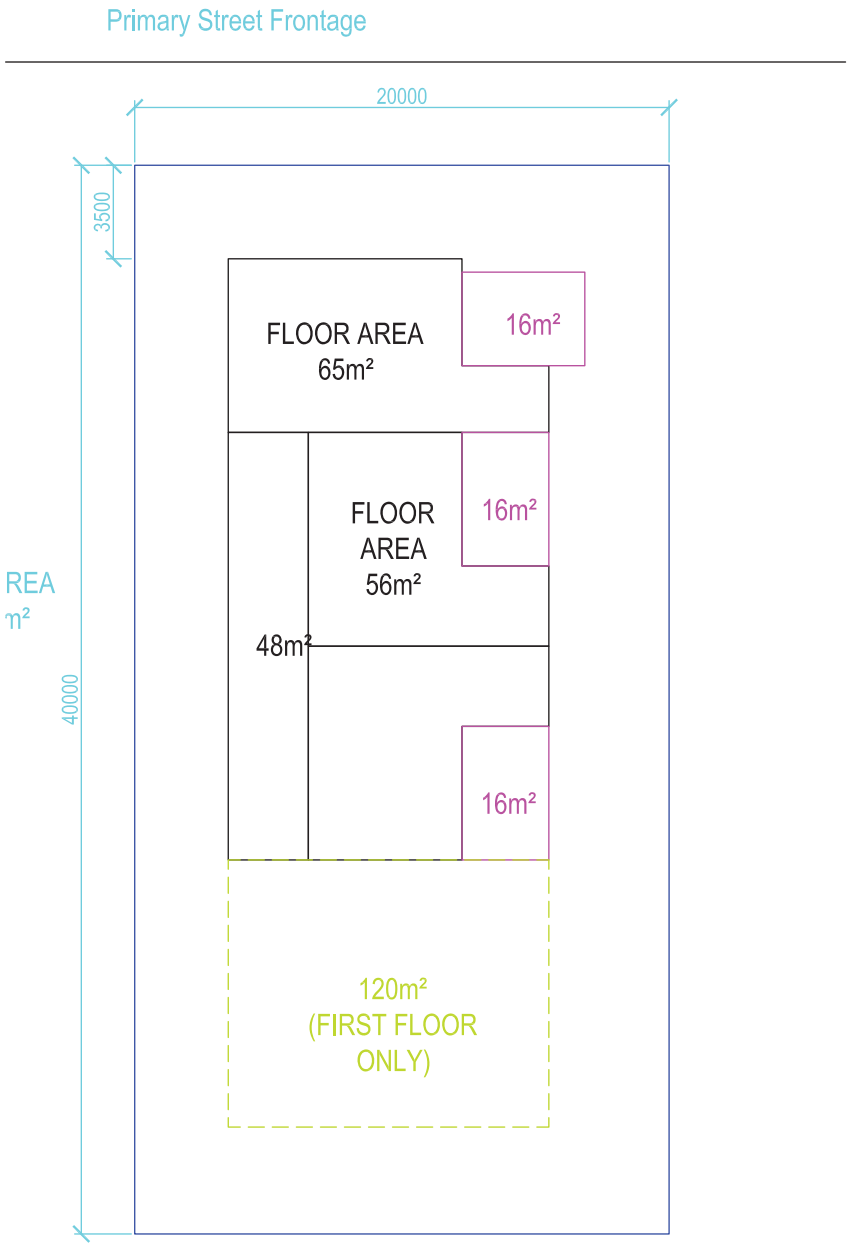
Primary Street Frontage



SCENARIO 31 - GROUND FLOOR

Mutliple Dwelling (Med Rise), 800m2 Lot,
Strata Titled, 6 storeys, 1cp/du + vi
15 X 2BD

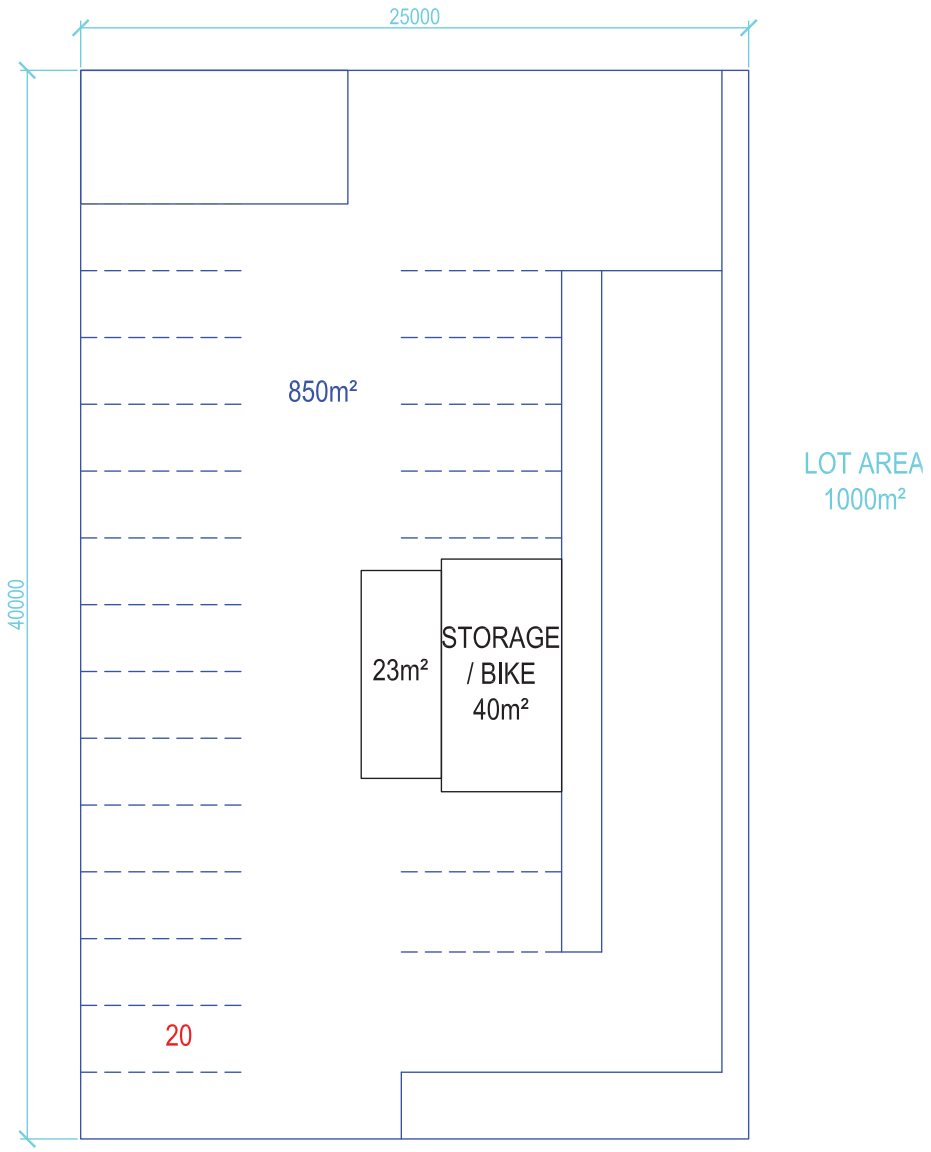
SCENARIO 31



SCENARIO 31 - FIRST - FIFTH FLOOR

SCENARIO 32

Primary Street Frontage

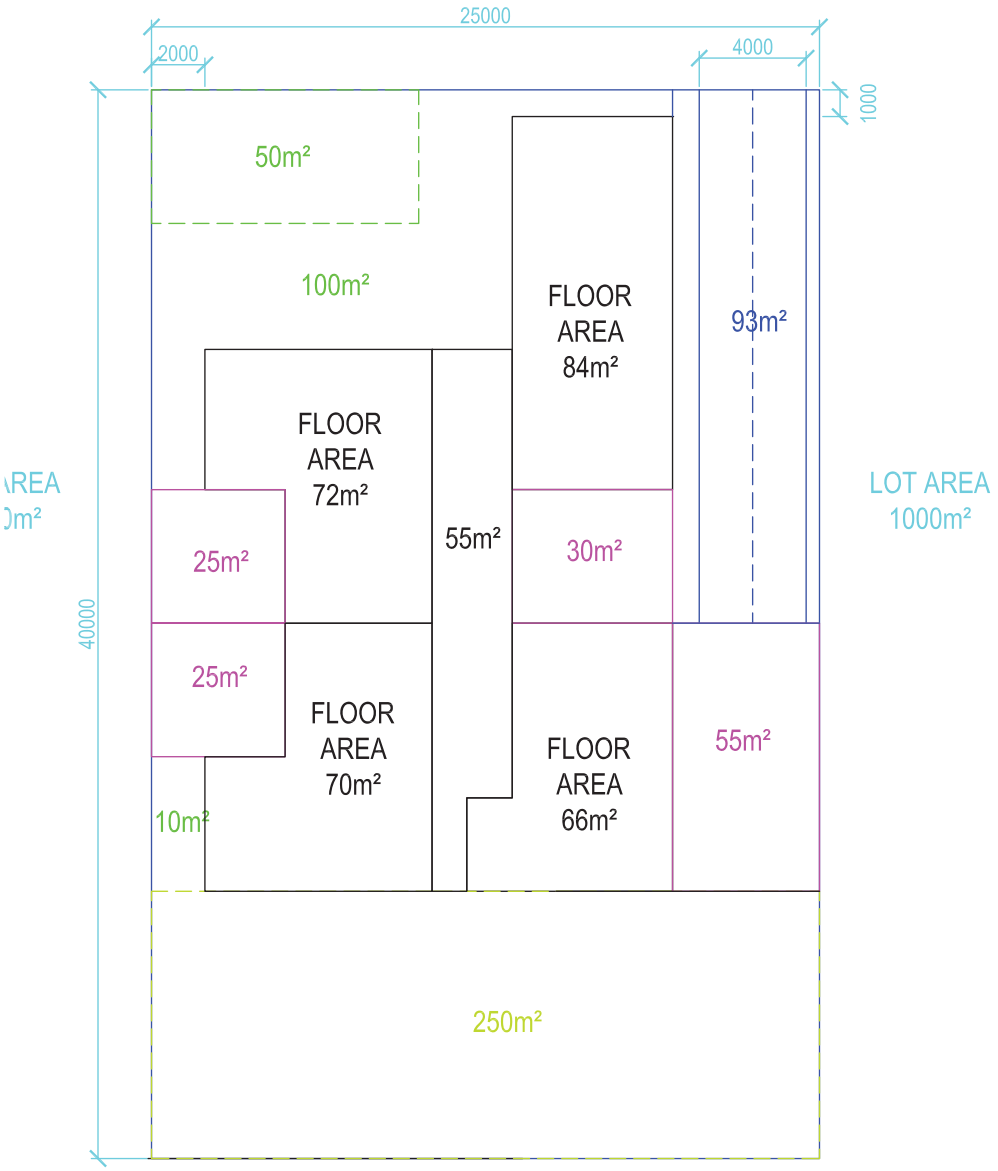


SCENARIO 32 - BASEMENT x 3

Mutliple Dwelling (Med Rise), 1000m2 Lot,
Strata Titled, 6 storeys, 2cp/du + vi
16 X 2BD
8 X 3BD

SCENARIO 32

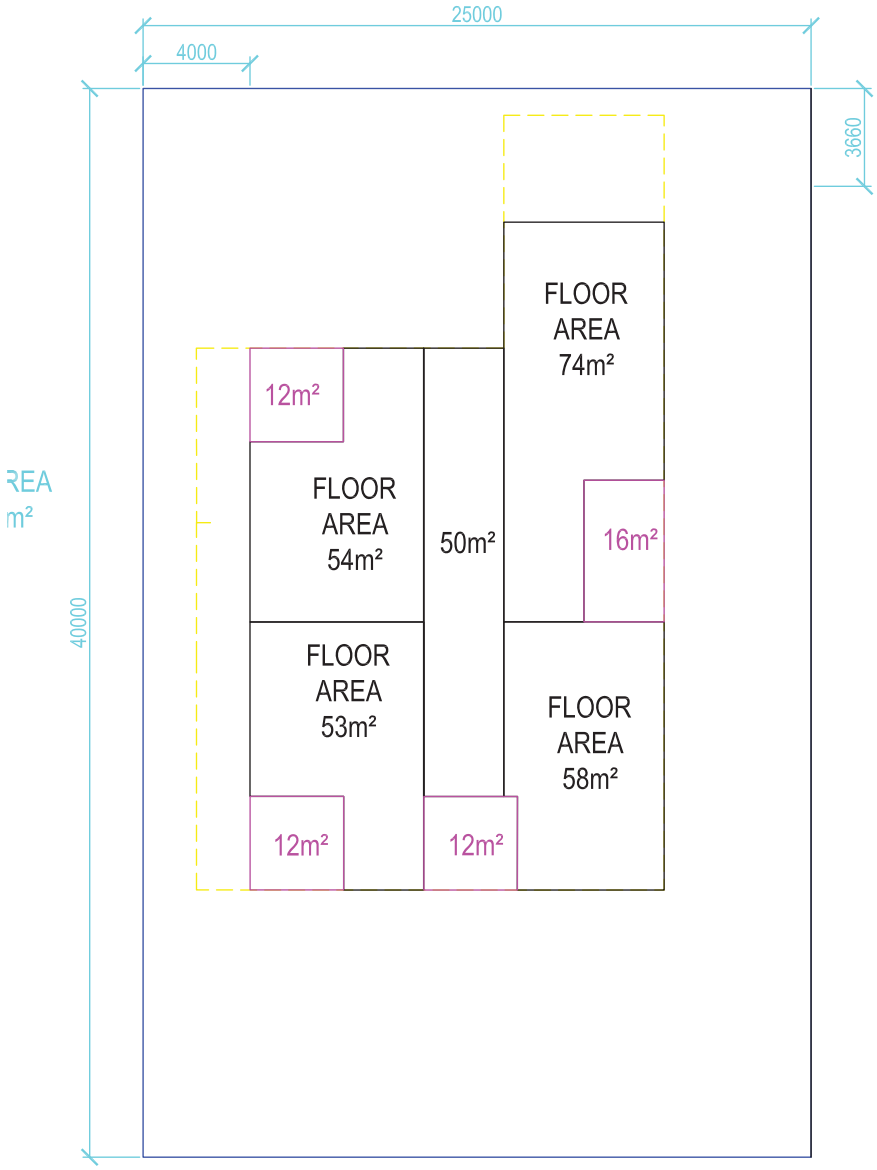
Primary Street Frontage



SCENARIO 32 - GROUND FLOOR

SCENARIO 32

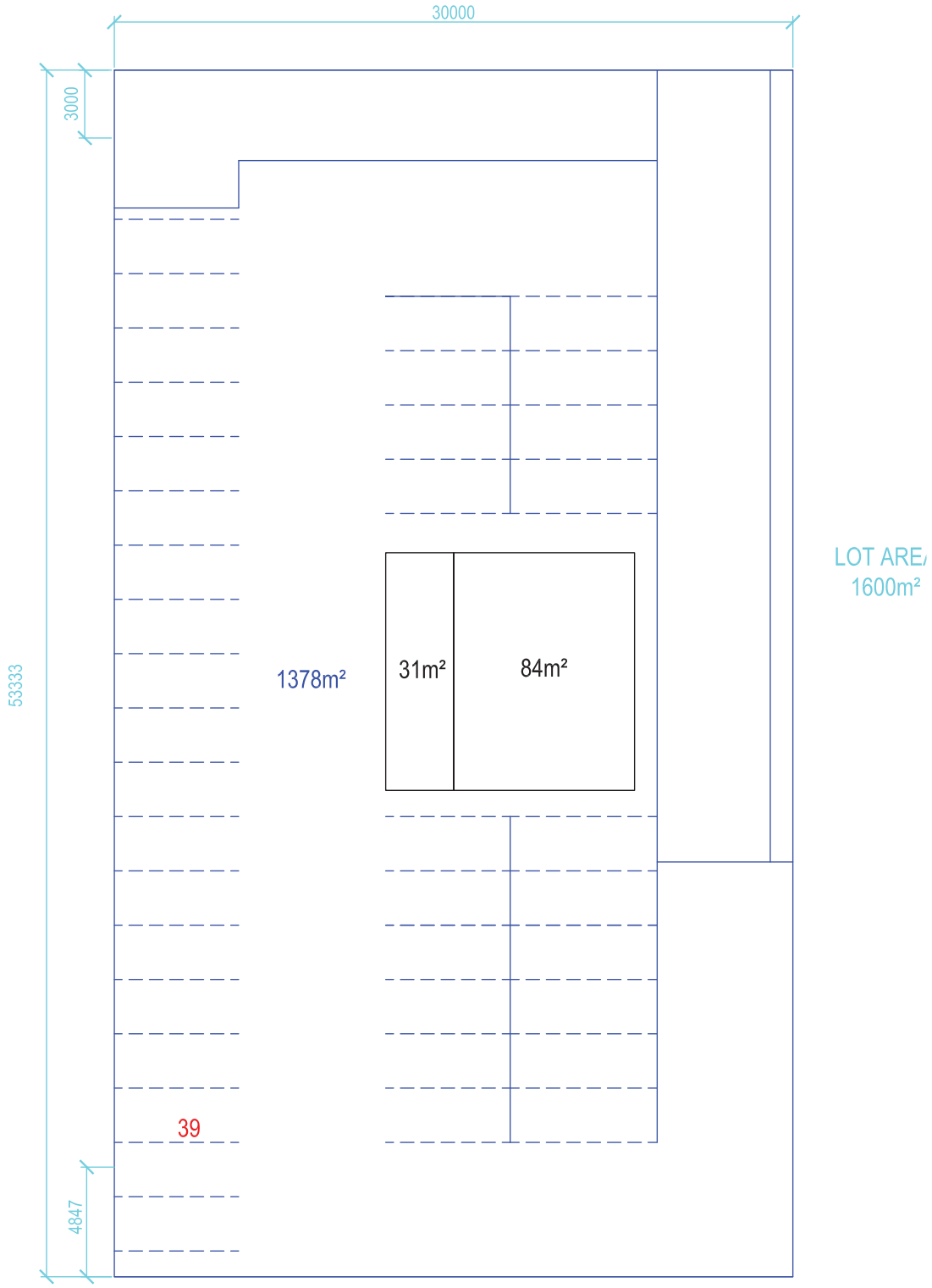
Primary Street Frontage



SCENARIO 32 - FIRST-FIFTH FLOOR

SCENARIO 33

Primary Street Frontage

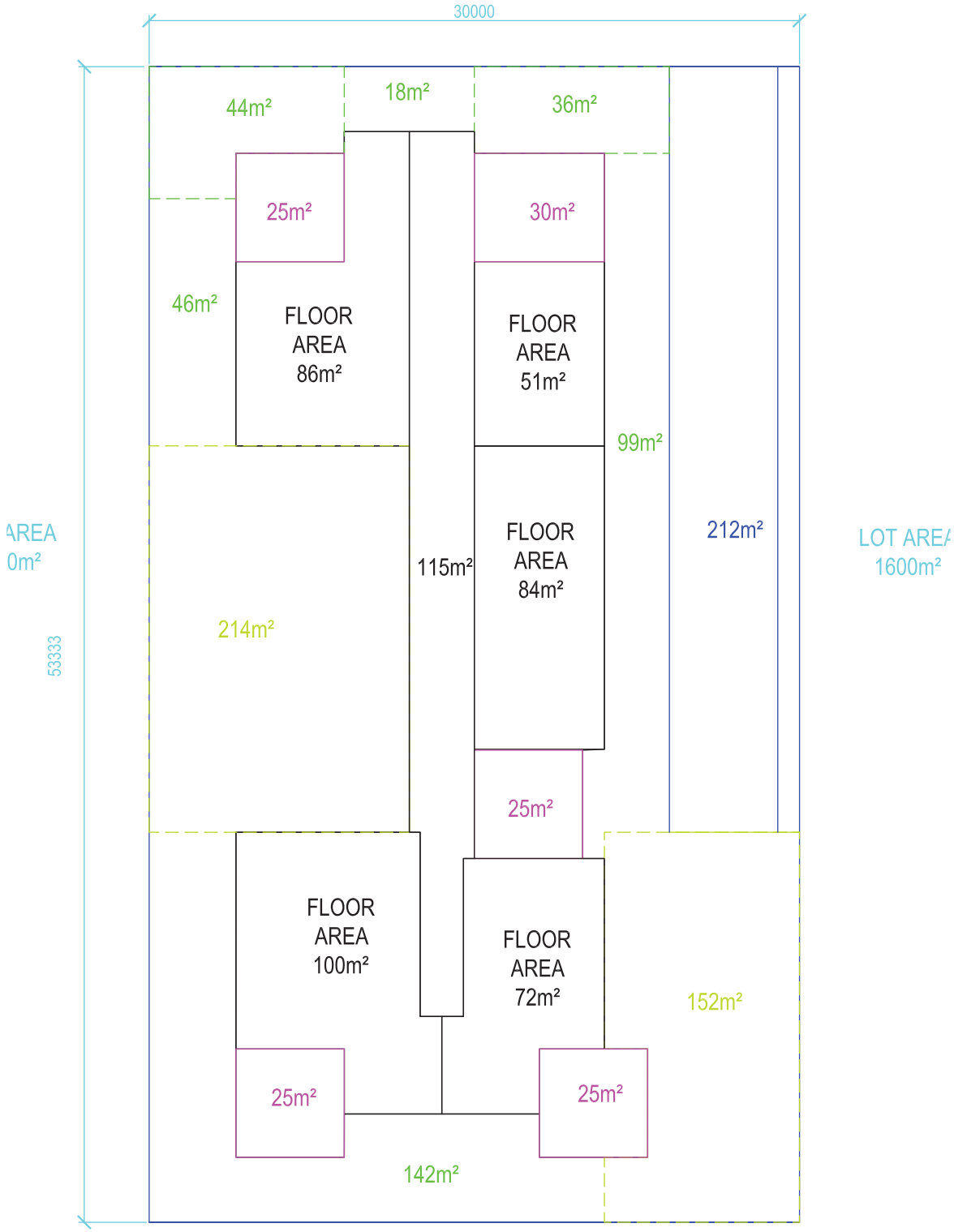


SCENARIO 33 - BASEMENT X 3

Mutliple Dwelling (High Rise), 1600m2 Lot,
Strata Titled, 8 storeys, 2cp/du + vi
15 X 2BD
32 X 3BD

SCENARIO 33

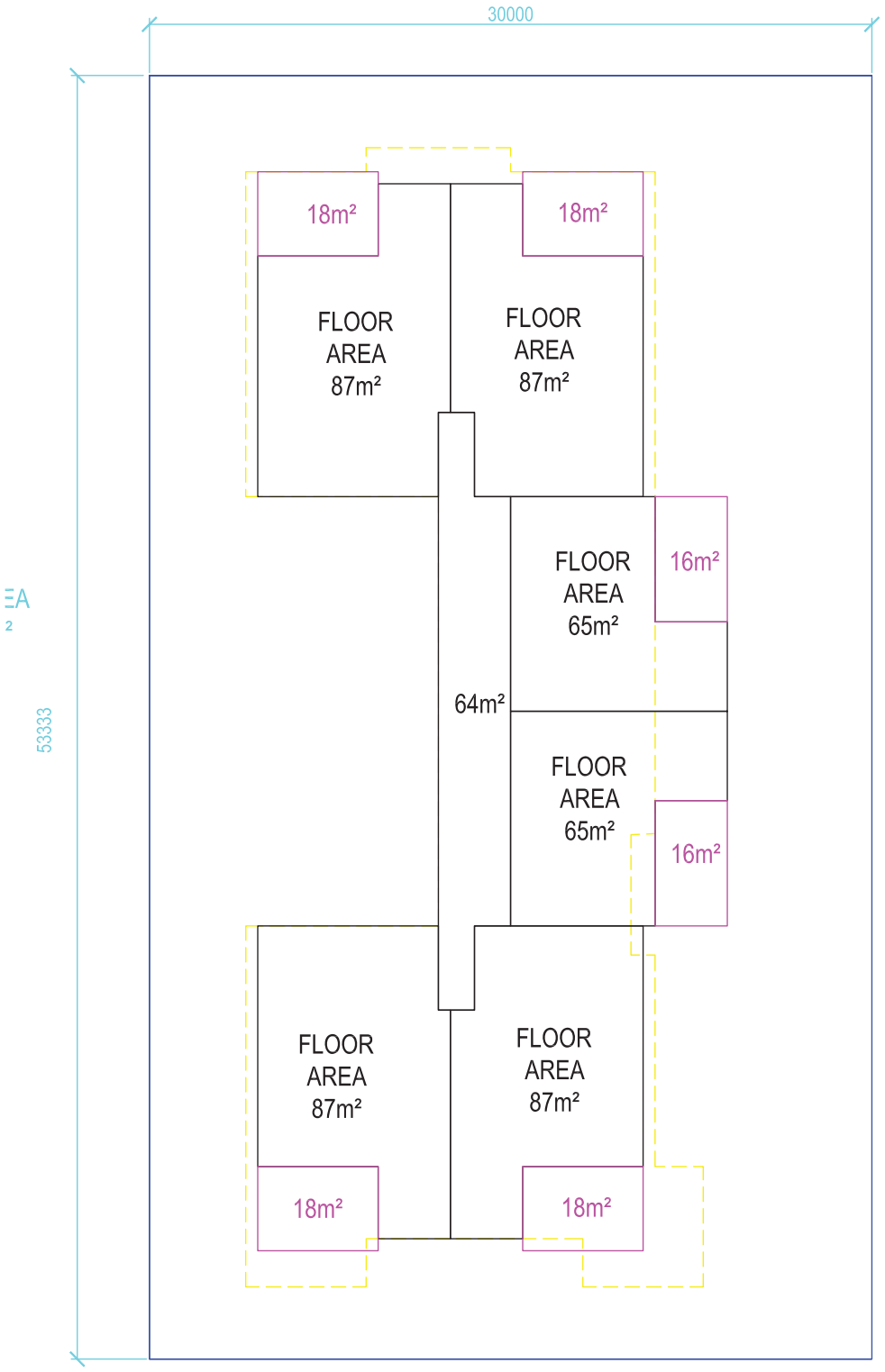
Primary Street Frontage



SCENARIO 33 - GROUND FLOOR

SCENARIO 33

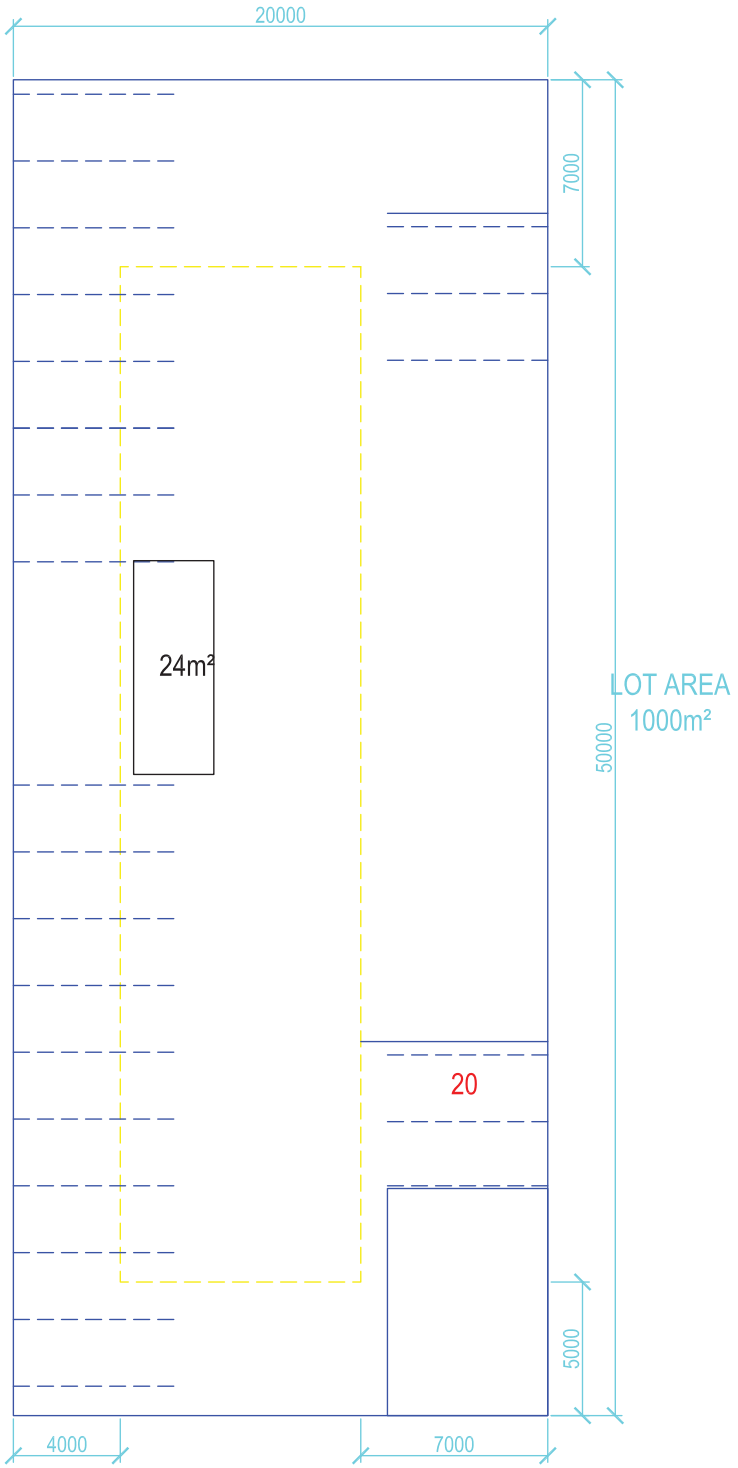
Primary Street Frontage



SCENARIO 33 - FIRST - SEVENTH FLOOR

SCENARIO 34

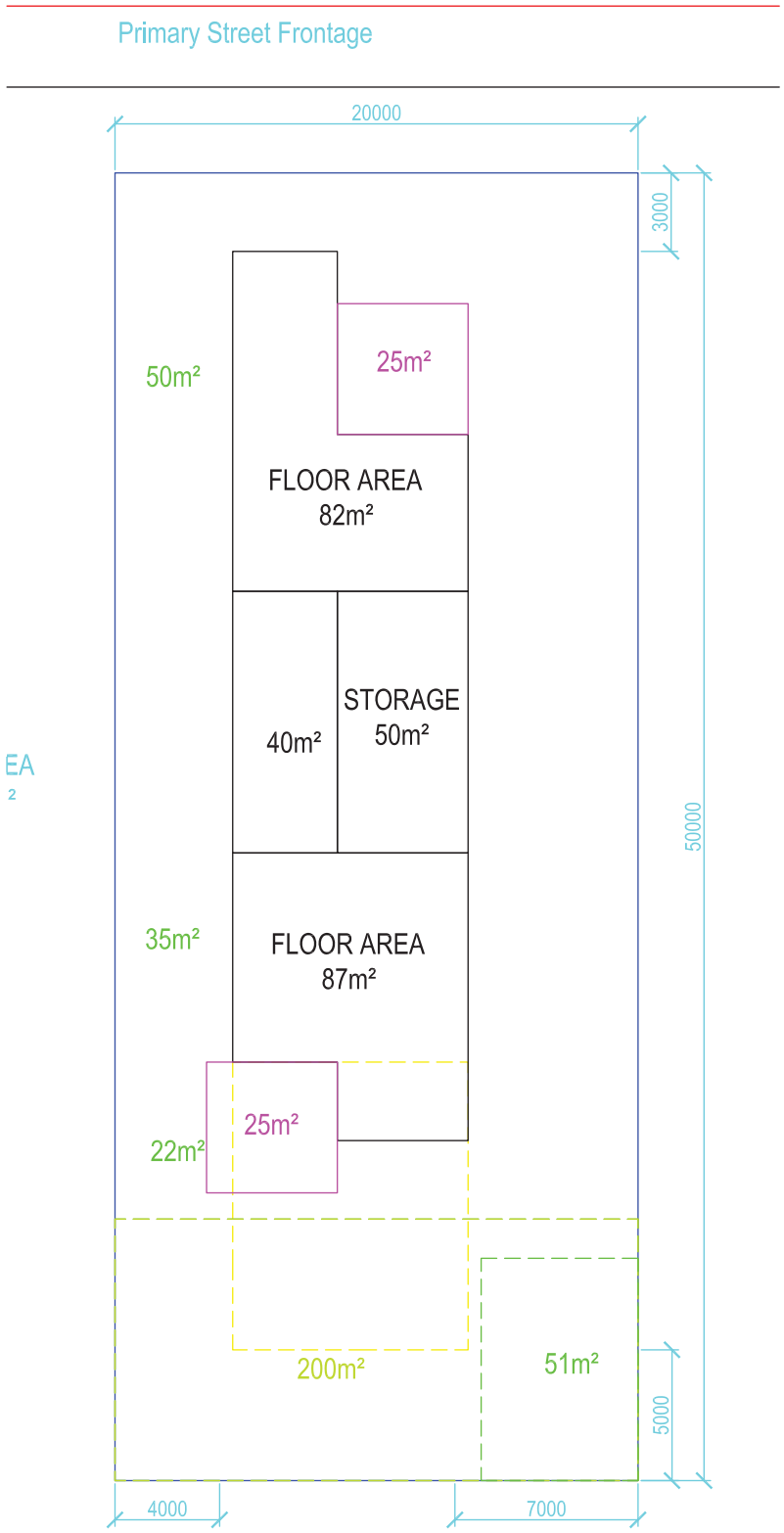
Primary Street Frontage



SCENARIO 34 - BASEMENT x 3

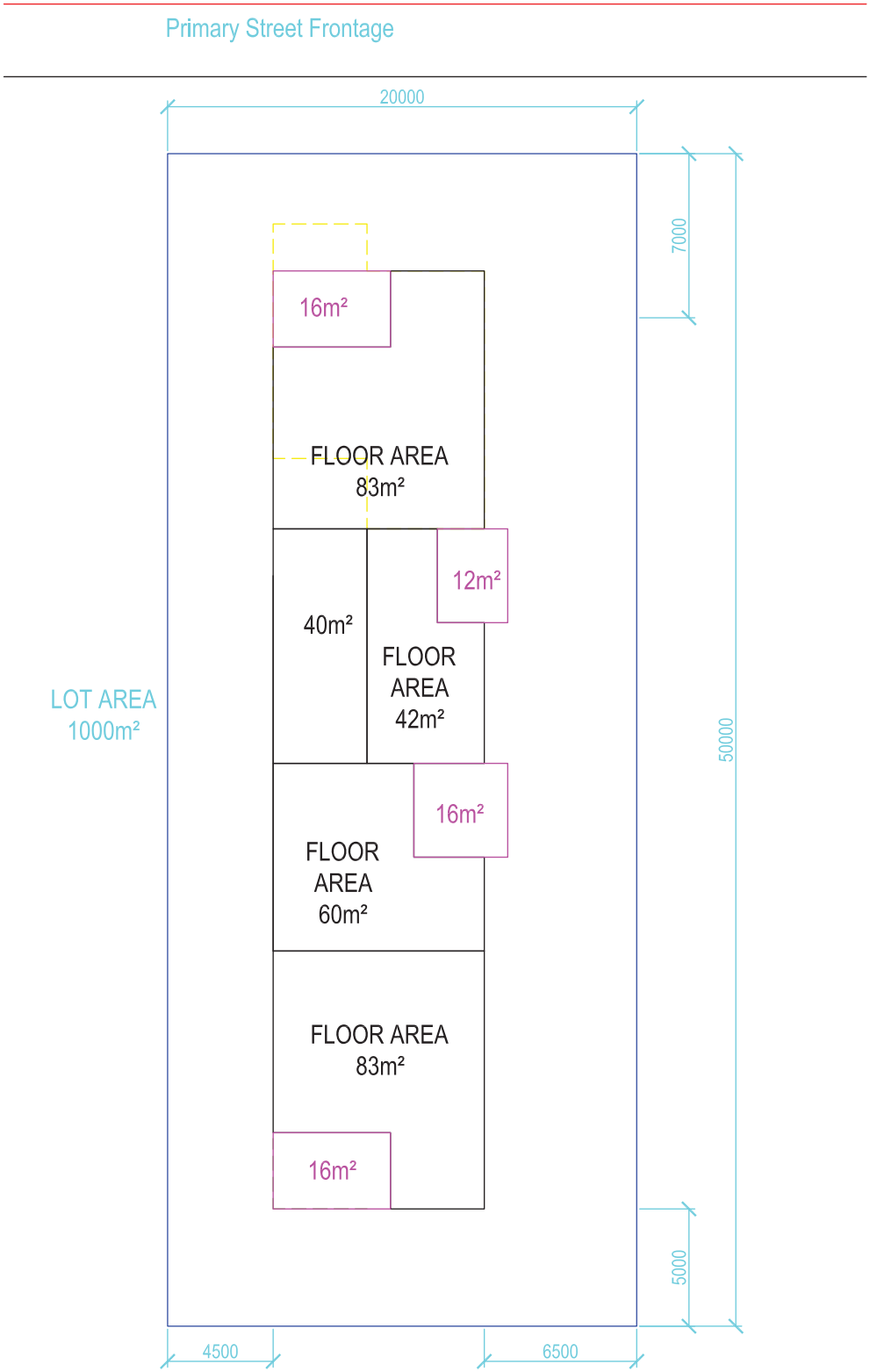
Mutliple Dwelling (High Rise), 1000m2 Lot,
Strata Titled, 8 storeys, 1.7cp/du + vi
14 X 2BD
16 X 3BD

SCENARIO 34



SCENARIO 34 - GROUND FLOOR

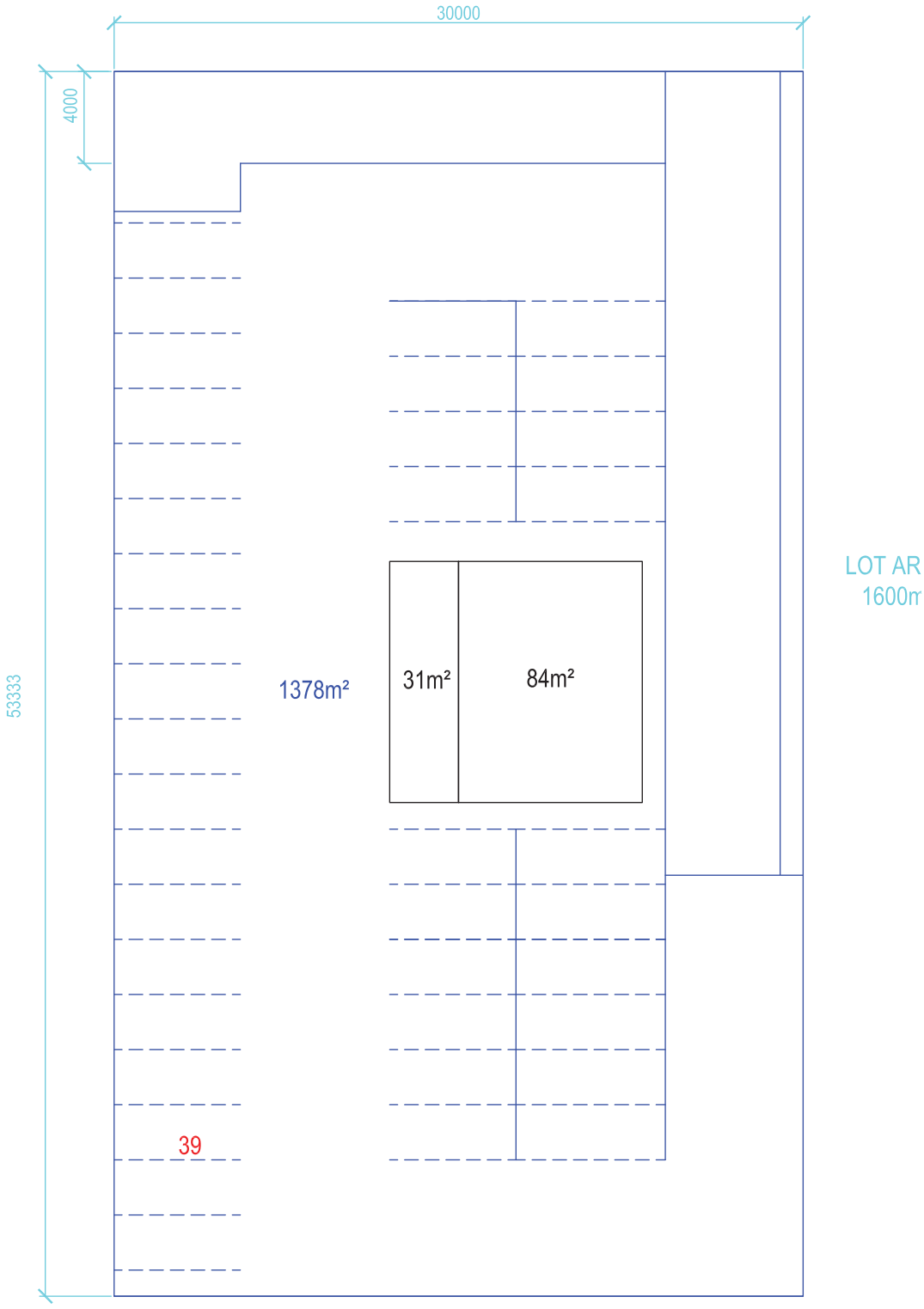
SCENARIO 34



SCENARIO 34 - SECOND - EIGHTH FLOOR

SCENARIO 35

Primary Street Frontage

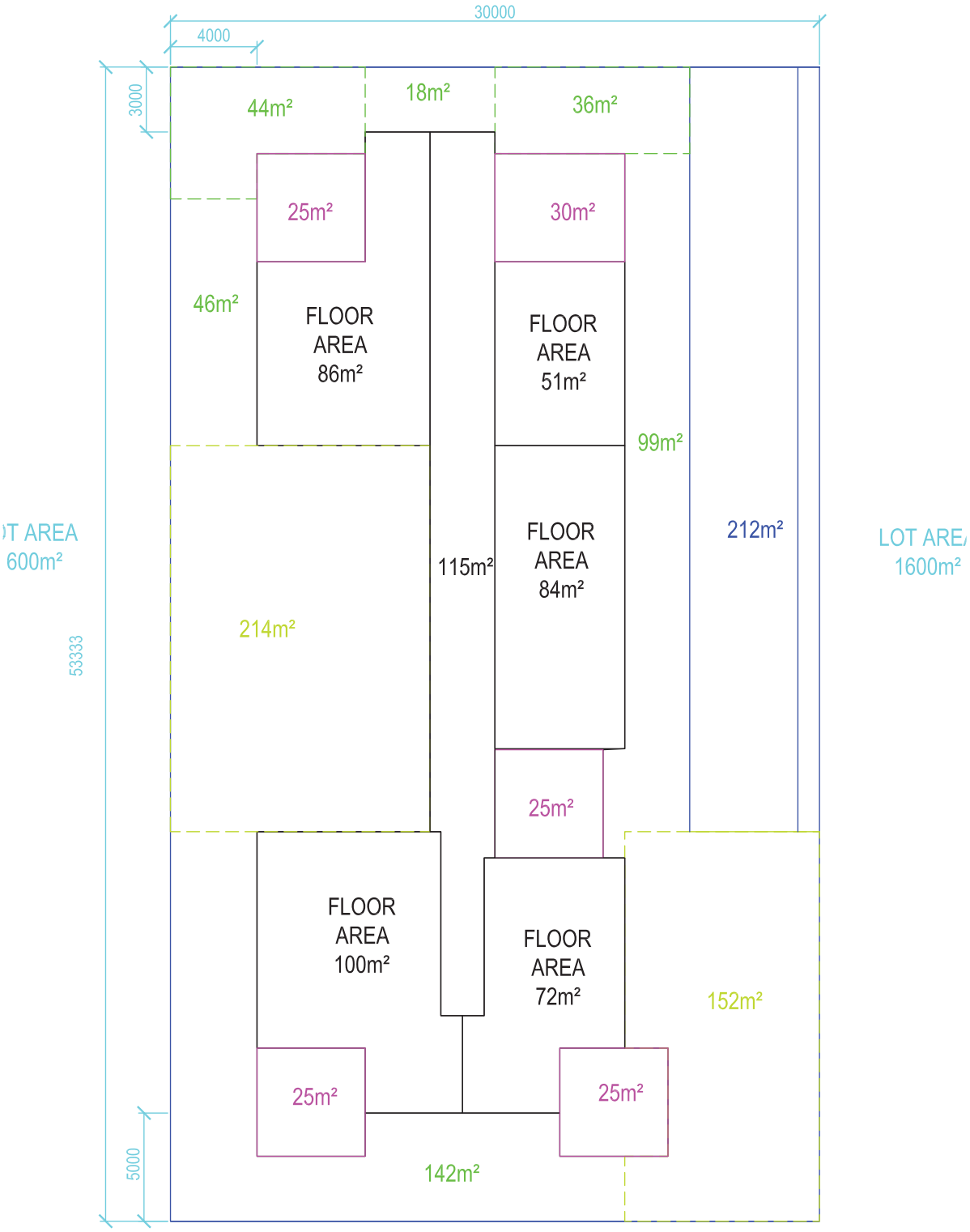


SCENARIO 35 - BASEMENT X 2

Mutliple Dwelling (High Rise), 1600m2 Lot,
Strata Titled, 6 storeys, 2cp/du + vi
15 X 2BD

SCENARIO 35

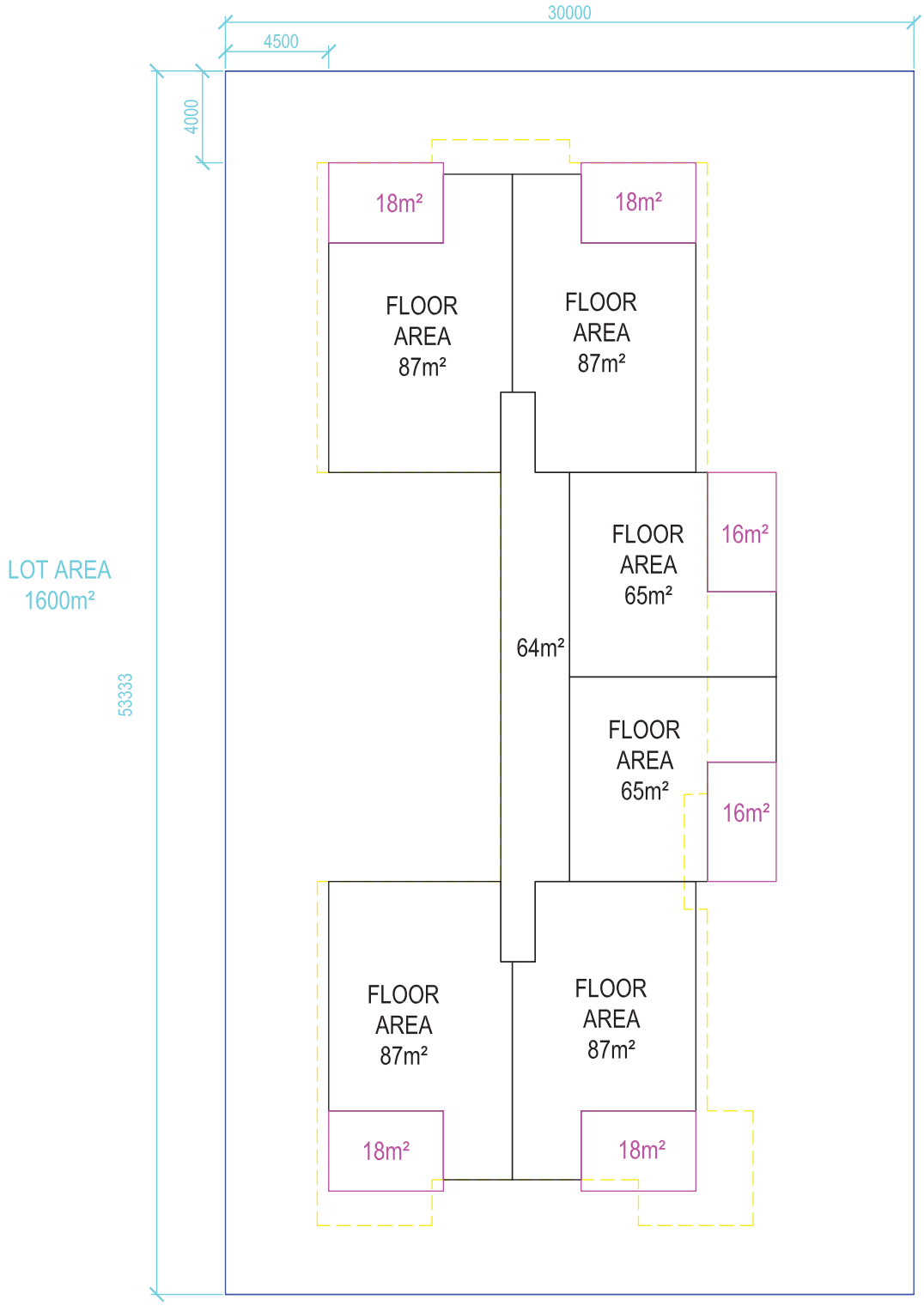
Primary Street Frontage



SCENARIO 35 - GROUND FLOOR

SCENARIO 35

Primary Street Frontage



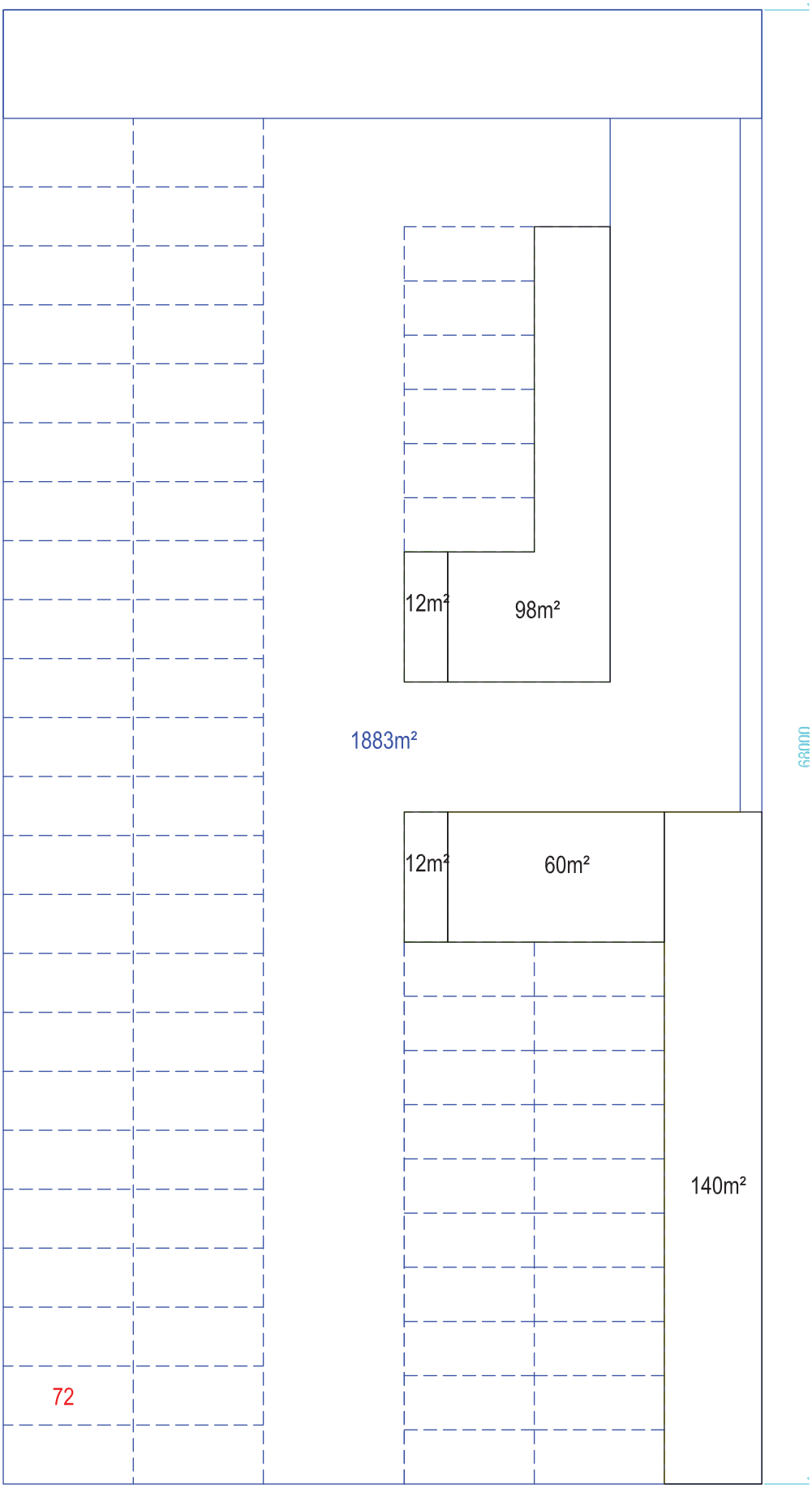
SCENARIO 35 - FIRST - FIFTH FLOOR

SCENARIO 36

Primary Street Frontage

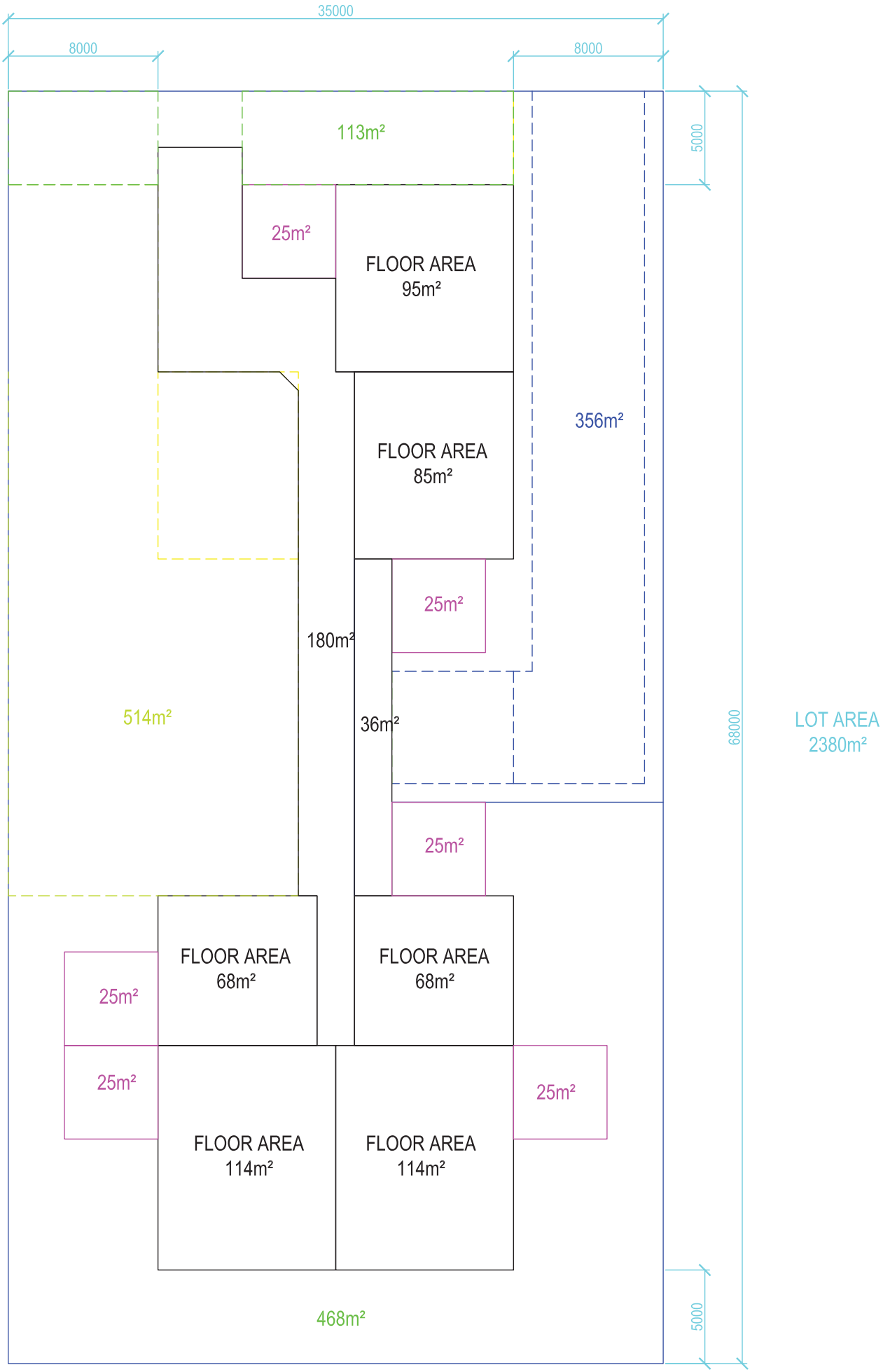
SCENARIO 36 - BASEMENT X 3

Mutliple Dwelling (High Rise), 2380m2 Lot,
Strata Titled, 12 storeys, 2cp/du + vi
48 X 2BD
46 X 3BD



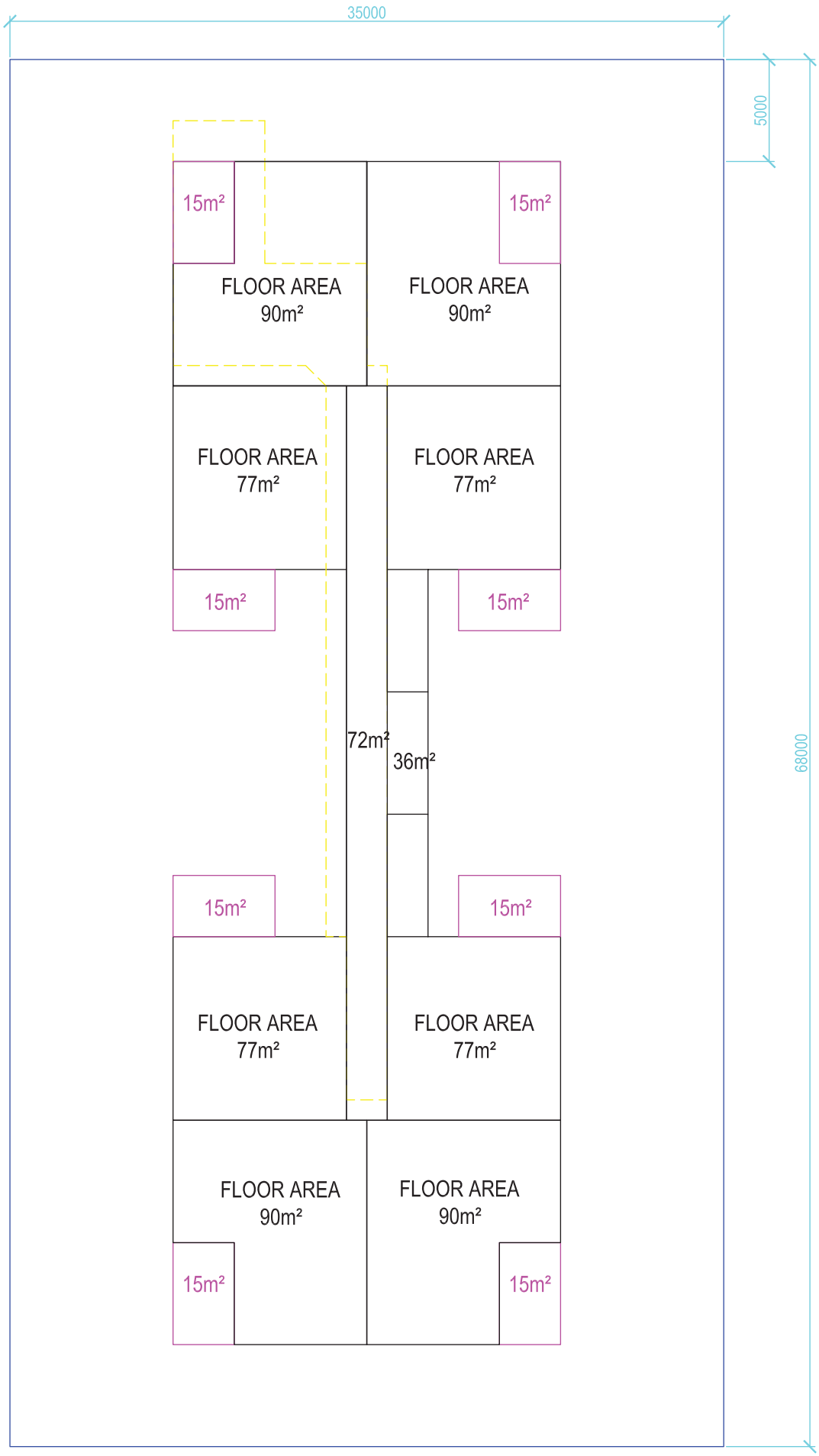
SCENARIO 36

Primary Street Frontage



SCENARIO 36

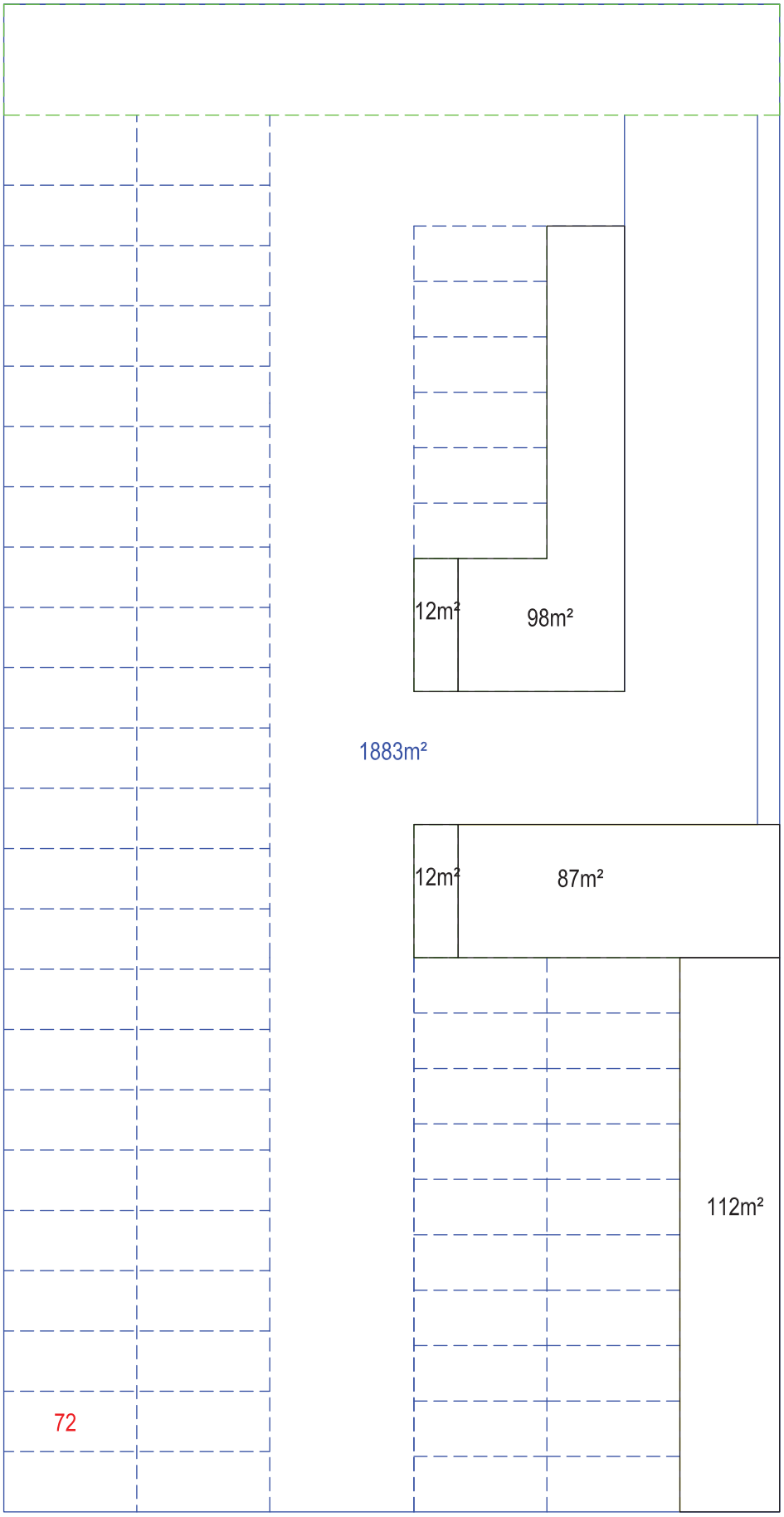
Primary Street Frontage



SCENARIO 36 - FIRST-ELEVENTH FLOOR

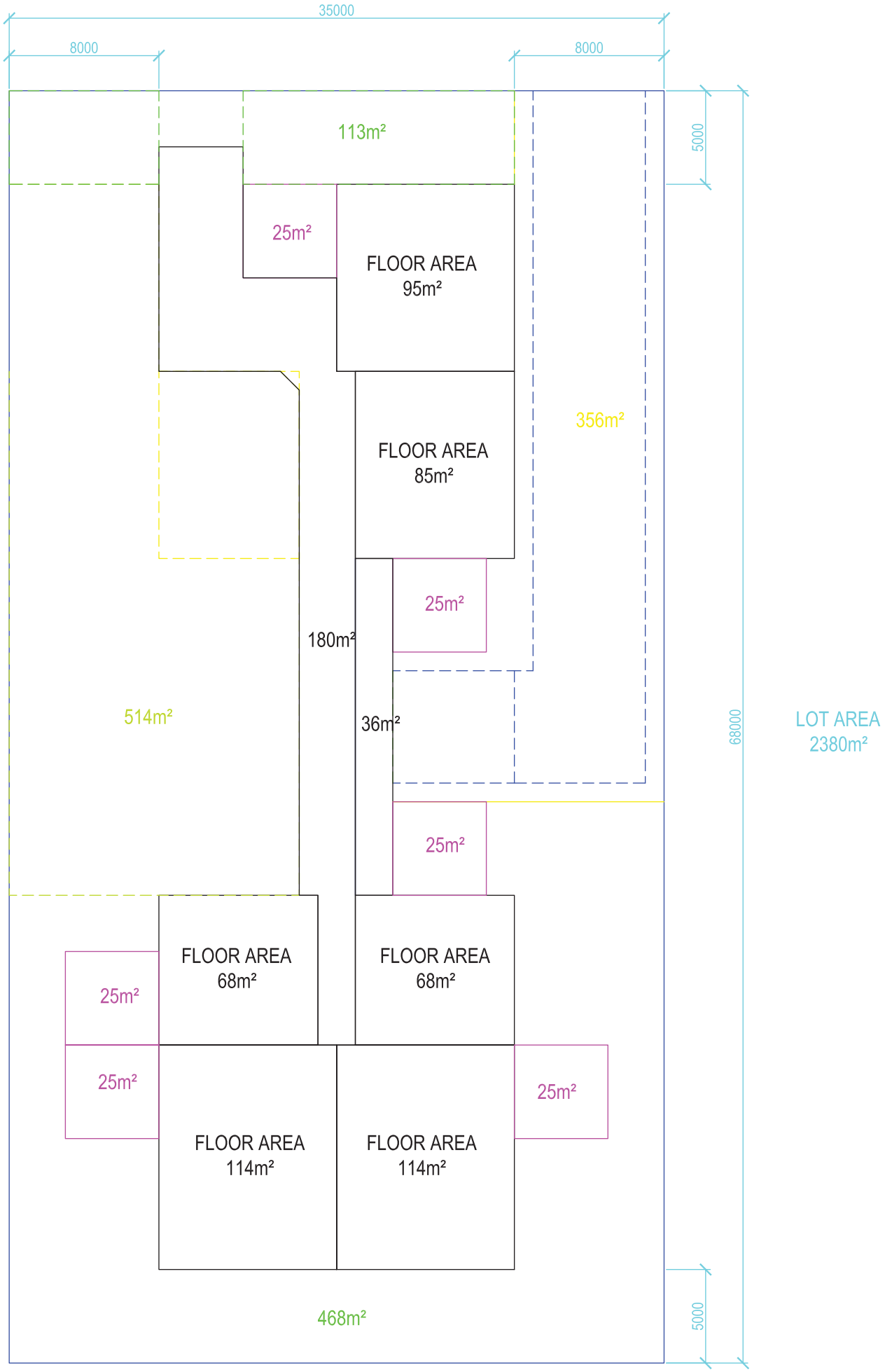
SCENARIO 37 / 38

Mutliple Dwelling (High Rise), 2380m2 Lot,
Strata Titled, 8 storeys, 2cp/du + vi
32 X 2BD
30 X 3BD



SCENARIO 37 / 38 - BASEMENT X 2

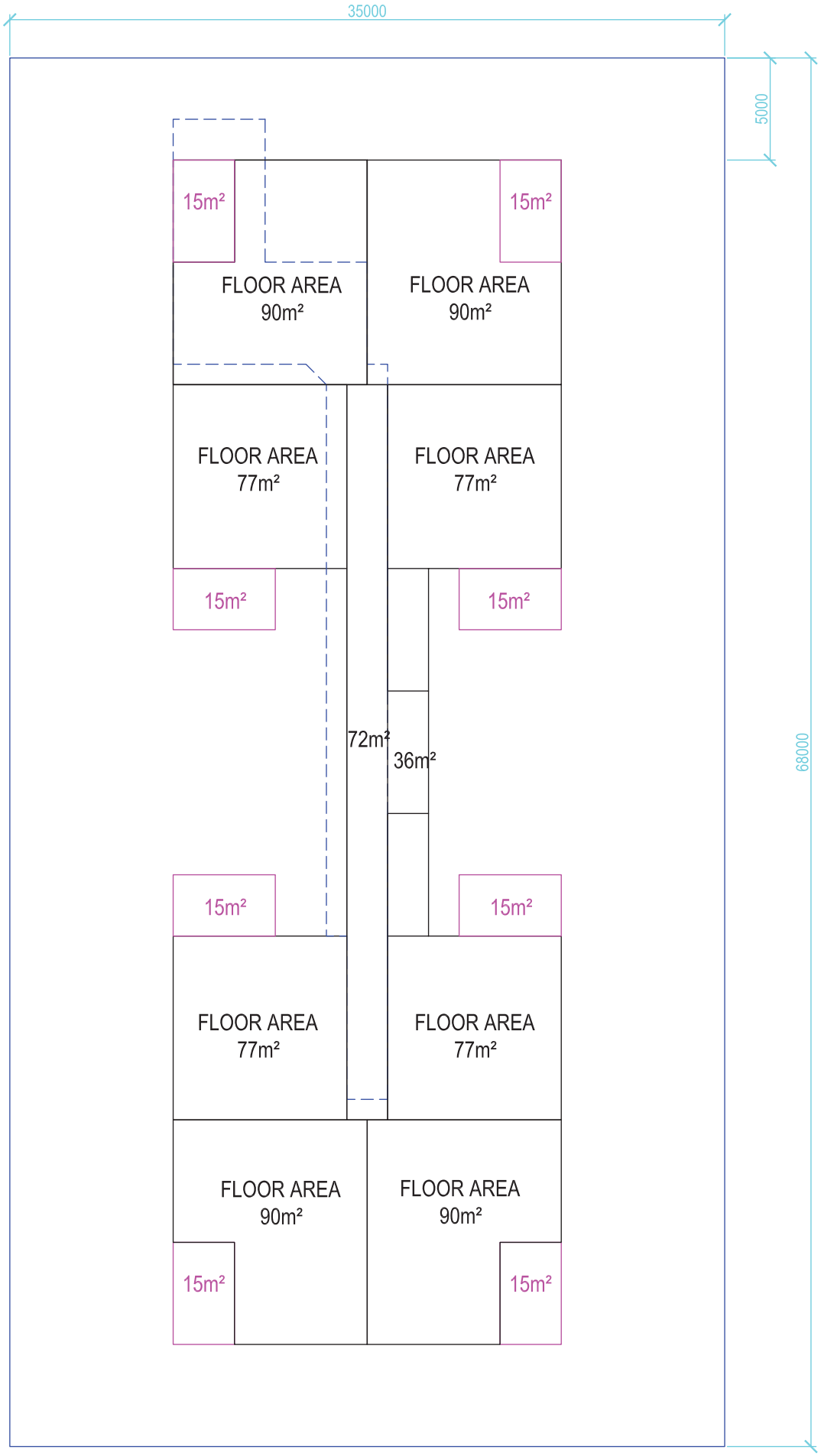
Primary Street Frontage



SCENARIO 37 / 38 - GROUND FLOOR

SCENARIO 37 / 38

Primary Street Frontage



SCENARIO 37 / 38 - FIRST-SEVENTH FLOOR

Section 2 - Development Scenario Summaries

Scenario 1: Dual Occupancy (Loft)

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Site Frontage	7.5	
Site Depth	40	
Land Area	300	
Yield	2	
Car Parking Rate	2cp/du	
Dwelling Configuration	Primary Dwelling and Loft	
No. Of 3 bedrooms	1	
No. Of 1 bedrooms	1	
Infrastructure Charges (Cumulative)	$22,000.00	*(Credit for existing dwelling)*
DA Fee	$2,310.00	
Avg Land Purchase price (600 sqm)	$238,000.00	
Avg Land Purchase price (300 sqm)	$119,000.00	*(600sqm lot divided by 2)*
Product Sale Price (1 bedroom)	$190,000.00	
Product Sale Price (Primary Dwelling)	$380,000.00	

Area Category	Area	Rate/m2	Cost
GFA (Primary Dwelling)	223	$1,050	$234,150
GFA (Secondary Dwelling)	52	$1,050	$54,600
Balcony (Secondary Dwelling)	23	$250	$5,750
Garage	36	$850	$30,600
Driveway/Pavement	27.5	$140	$3,850
Landscaping	51.25	$45	$2,306
Private Open Space (Ground floor)	33	$160	$5,280
Total	445.75		$336,536.25

Feasibility Outputs	
Land Purchase Price	$127,625.00
Construction Costs	$340,133.00
Total Land Development Costs	$515,860.00
Gross Realisation	$570,000.00
Development Profit	-$41,994.00
ROC (ex. Finance)	-8.14%
Development Likely to Proceed	No

Scenario Commentary:

Scenario assumes the purchase of a 600sqm existing house and land, removal of house and creation of 2x 300 lots. Scenario then models single 300sqm redevelopment.
Scenario is unviable, as a result of high base land cost. In addition current market prices to low to offset costs of construction of 2 x new dwellings.

Scenario 1a: Dual Occupancy - Sale Price Variation

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Site Frontage	7.5	
Site Depth	40	
Land Area	300	
Yield	2	
Car Parking Rate	2cp/du	
Dwelling Configuration	Primary Dwelling and Loft	
No. Of 3 bedrooms	1	
No. Of 1 bedrooms	1	
Infrastructure Charges Cumulative	$22,000.00	*(Credit for existing dwelling)*
DA Fee	$2,310.00	
Avg Land Purchase price (600 sqm)	$238,000.00	
Avg Land Purchase price (300 sqm)	$119,000.00	*(600sqm lot divided by 2)*
Product Sale Price (1 bedroom)	$210,000.00	
Product Sale Price (Primary Dwelling)	$450,000.00	

Area Category	Area	Rate/m2	Cost
GFA (Primary Dwelling)	223	$1,050	$234,150
GFA (Secondary Dwelling)	52	$1,050	$54,600
Balcony (Secondary Dwelling)	23	$250	$5,750
Garage	36	$850	$30,600
Driveway/Pavement	27.5	$140	$3,850
Landscaping	51.25	$45	$2,306
Private Open Space (Ground floor)	33	$160	$5,280
Total	445.75		$ 336,536

Feasibility Outputs	
Land Purchase Price	$127,625.00
Construction Costs	$340,133.00
Total Land Development Costs	$515,860.00
Gross Realisation	$660,000.00
Development Profit	$36,971.00
ROC (ex. Finance)	7.17%
Development Likely to Proceed	No

Scenario Commentary:

Variation to base scenario, which increases assumed sale prices to $210k and $450K. This change did improve ROC, although still not to a level where the project would proceed. In addition, prices used would be absolute premium prices at this time and unlikely to reach these levels for several years. Base land price still the most restrictive aspect of the feasibility.

Scenario 2: Dual Occupancy (Loft)

Location	Woody Point	
Zone/Precinct	Next Generation Suburban	
Site Frontage	10	
Site Depth	40	
Land Area	400	
Yield	2	
Car Parking Rate	2cp/du	
Dwelling Configuration	Primary Dwelling and Loft	
No. Of 3 bedrooms	1	
No. Of 1 bedrooms	1	
Infrastructure Charges	$22,000.00	*(Credited for existing dwelling)*
DA Fee	$2,310.00	
Avg Land Purchase price (400 sqm)	$230,000.00	*(Old house on land)*
Product Sale Price (Loft)	$250,000.00	
Product Sale Price (Primary Dwelling)	$550,000.00	

Scenario Commentary:

Scenario assumes the purchase of a 400sqm existing house and land, removal of house and creation of a new dwelling with rear loft product included and the sale of those individually.
Scenario is unviable and in fact loses money. It is considered that the base land prices are too high to produce and develop in an infill manner. For this scenario to be more feasible a secondary dwelling only could be modelled at the rear of an existing primary dwelling instead of a new build for the house.

Area Category	Area	Rate/m2	Cost
GFA (Primary Dwelling)	294	$1,050	$308,700
GFA (Secondary Dwelling)	60	$1,050	$63,000
Balcony (Secondary Dwelling)	26	$250	$6,500
Garage	56	$850	$47,600
Driveway/Pavement	27.5	$140	$3,850
Landscaping	86	$45	$3,870
Private Open Space (Ground floor)	62	$160	$9,920
Total	611.5		$ 443,440

Feasibility Outputs	Expense
Land Purchase Price	$241,475.00
Construction Costs	$465,612.00
Total Land Development Costs	$762,122.00
Gross Realisation	$800,000.00
Development Profit	-$94,382.00
ROC (ex. Finance)	-12.38%
Development Likely to Proceed	No

Scenario 2a: Dual Occupancy - Site Size Variation

Location	Woody Point	
Zone/Precinct	Next Generation Suburban	
Site Frontage (per product)	7.5	
Site Depth	40	
Land Area	1000	
Yield	6	
Dwelling Configuration	Primary Dwelling and Loft x 3	
No. Of 3 bedrooms	3	
No. Of 1 bedrooms	3	
Infrastructure Charges (cumulative)	$122,000.00	*(Credit for existing dwelling)*
DA Fee	$2,310.00	
Avg Land Purchase price (1000 sqm)	$450,000.00	*(Old house on land)*
Product Sale Price (Loft)	$250,000.00	
Primary Dwelling Sales Price	$550,000.00	

Area Category	Area	Rate/m2	Cost
GFA (All dwellings)	789	$1,050	$828,450
Balconys	69	$250	$17,250
Garages	108	$850	$91,800
Driveway/Pavement	84	$140	$11,760
Landscaping	153	$45	$6,885
Private Open Space (Ground floor)	99	$160	$15,840
Total	1302		$ 971,985

Feasibility Outputs	
Land Purchase Price	$469,175.00
Construction Costs	$1,020,584.00
Total Land Development Costs	$1,675,456.00
Gross Realisation	$2,400,000.00
Development Profit	$362,478.00
ROC (ex. Finance)	21.63%
Development Likely to Proceed	YES

Scenario Commentary:

Scenario variation, the models a similar scenario, but instead of a single 400sqm
Lot, it has been modelled on a 1000sqm vacant lot, which is then developed into 3 houses and 3 rear loft products, each at 7.5m frontage

Scenario achieves viability, which illustrates that this type of product are more likely to occur on vacant land rather than replacing existing stock and further than efficiencies from multiple product can be gained rather than a single product.

Scenario 3: Dual Occupancy (Loft)

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Site Frontage	18	
Site Depth	40	
Land Area	720	
Yield	2	
Car Parking Rate	2cp/du	
Dwelling Configuration	Primary Dwelling and Loft	
No. Of 3 bedrooms	1	
No. Of 1 bedrooms	1	
Infrastructure Charges (loft)	$22,000.00	*(Credit for existing dwelling)*
DA Fee	$2,310.00	
Avg Land Purchase price (800 sqm)	$230,000.00	*(Old house on land)*
Product Sale Price (1 bedroom)	$190,000.00	
Product Sale Price (Primary Dwelling)	$380,000.00	

Area Category	Area	Rate/m2	Cost
GFA (Primary Dwelling)	184	$1,050	$193,200
GFA (Secondary Dwelling)	56	$1,050	$58,800
Balcony	45.5	$250	$11,375
Garage	56	$850	$47,600
Driveway/Pavement	30	$140	$4,200
Landscaping	293	$45	$13,185
Private Open Space (Ground floor)	144	$160	$23,040
Total	808.5		$ 351,400

Feasibility Outputs	Expense
Land Purchase Price	$241,475.00
Construction Costs	$350,989.00
Total Land Development Costs	$641,166.00
Gross Realisation	$570,000.00
Development Profit	-$186,983.00
ROC (ex. Finance)	-29.16%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario assumes the purchase of a 720sqm existing house and land, removal of house and creation of a new dwelling with rear loft product included and the sale of those individually.
Scenario is unviable and in fact loses money, due to the base land prices being too high to produce and develop in an infill manner.
For this scenario to be more feasible a secondary dwelling only could be modelled at the rear of an existing primary dwelling instead of a new build for the house.

Scenario 3a: Dual Occupancy -Site Configuration Variation

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Site Frontage	18	
Site Depth	40	
Land Area	720	
Yield	2	
Car Parking Rate	2cp/du	
Dwelling Configuration	Dual occupancy traditional	
No. Of 3 bedrooms	2	
Infrastructure Charges (cumulative)	$28,000.00	*(credit for existing dwelling)*
DA Fee	$2,310.00	
Avg Land Purchase price (800 sqm)	$230,000.00	*(Old house on land)*
Product Sale Price (Primary Dwelling)	$450,000.00	

Area Category	Area	Rate/m2	Cost
GFA (Primary Dwelling)	446	$1,050	$468,300
Garage	72	$850	$61,200
Driveway/Pavement	55	$140	$7,700
Landscaping	102.5	$45	$4,613
Private Open Space (Ground floor)	66	$160	$10,560
Total	741.5		$ 552,373

Feasibility Outputs	
Land Purchase Price	$241,475.00
Construction Costs	$579,968.00
Total Land Development Costs	$888,796.00
Gross Realisation	$900,000.00
Development Profit	-$140,034.00
ROC (ex. Finance)	-15.70%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models the same 720sqm lot, which is then subdivided into 3 x 360sqm lots, with 2 attached dwellings constructed on the resultant 2 allotments. The houses are then larger, which means that you can achieve a higher sale prices for the houses. The combination of the higher sale price and less overall construction costs improves viability although still would not produce a viable project, again the underlying land prices are currently too high to facilitate infill projects.

Scenario 4: Row Housing (Freehold)

Location	Mango Hill	
Zone/Precinct	Next Generation Suburban	
Yield	4	
Car Parking Rate	2cp/du	
No. Of 3 bedrooms	4	
Dwelling Frontage	7.5	
Site Frontage	30	
Site Depth	35	
Land Area	1050	
Infrastructure Charges (per du)	$88,000.00	
Avg Land Purchase price (1000 sqm)	$230,000.00	*(Vacant Land)*
Product Sales Price (3 bedroom)	$350,000.00	

Area Category	Area	Rate/m2	Cost
GFA	568	$1,050	$596,400
Garage	144	$850	$122,400
Driveway/Pavement	40	$140	$5,600
Private Open Space (Ground floor)	112	$160	$17,920
Landscaping	150	$45	$6,750
Total	870		$749,070

Feasibility Outputs	
Land Purchase Price	$234,230.00
Construction Costs	$786,524.00
Total Land Development Costs	$1,183,519.00
Gross Realisation	$1,400,000.00
Development Profit	-$1,895.00
ROC (ex. Finance)	-0.16%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000 sqm vacant lot, which is then developed into 4 x terrace products. The terraces as proposed were 2 storey and quite expansive, with the extra space in non-functional areas, which created higher construction prices, but no necessarily greater revenue. The scenario failed to meet viability due to a combination of higher construction prices and moderate potential sale prices.

Scenario 4a: Row Housing - Reduced Construction Area

Location	Mango Hill	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	4	
Car Parking Rate	2cp/du	
No. Of 3 bedrooms	4	
Dwelling Frontage	7.5	
Site Frontage	30	
Site Depth	35	
Land Area	1050	
Infrastructure Charges (per du)	$88,000.00	
Avg Land Purchase price (1000 sqm)	$230,000.00	*(Vacant Land)*
Product Sales Price (2 bedroom, 2 car)	$350,000.00	

Area Category	Area	Rate/m2	Cost
GFA	360	$1,050	$378,000
Garage	144	$850	$122,400
Driveway/Pavement	40	$140	$5,600
Private Open Space (Ground floor)	112	$160	$17,920
Landscaping	150	$45	$6,750
Total	662		$530,670

Feasibility Outputs	
Land Purchase Price	$225,950.00
Construction Costs	$557,204.00
Total Land Development Costs	$909,249.00
Gross Realisation	$1,180,000.00
Development Profit	$83,032.00
ROC (ex. Finance)	9.13%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario variation, models the 1000sqm site, but develops 4 x smaller terrace products. The reduction in building size generates savings in construction costs, yet the sale price was retained at the same level. Project achieves viability threshold.

Scenario 5: Row Housing (Freehold)

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	4	
Car Parking Rate	2cp/du	
No. Of 3 bedrooms	4	
Dwelling Frontage	7.5	
Site Frontage	30	
Site Depth	35	
Land Area	1050	
Infrastructure Charges (per du)	$88,000.00	
Avg Land Purchase price (1000 sqm)	$215,000.00	*(Vacant Land)*
Product Sales Price (2 bedroom, 2 car)	$295,000.00	

Area Category	Area	Rate/m2	Cost
GFA	360	$1,050	$378,000
Garage	144	$850	$34,000
Driveway/Pavement	40	$140	$15,680
Private Open Space (Ground floor)	112	$160	$24,000
Landscaping	150	$45	$27,990
Total	622		$479,670

Feasibility Outputs	
Land Purchase Price	$225,950.00
Construction Costs	$557,204.00
Total Land Development Costs	$909,249.00
Gross Realisation	$1,280,000.00
Development Profit	$170,032.00
ROC (ex. Finance)	18.70%
Development Likely to Proceed	Marginal

Scenario Commentary:

Sales price would need to be around $320k to be 18.7% and more feasible. This is not a realistic price for a 2 bedroom product in Caboolture.

Scenario 6: Row Housing (Freehold)

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	3	
Car Parking Rate	2cp/du	
No. Of 3 bedrooms	3	
Dwelling Frontage	10	
Site Frontage	30	
Site Depth	40	
Land Area	1200	
Infrastructure Charges (per du)	$84,000.00	
Avg Land Purchase price (1200 sqm)	$220,000.00	*(Vacant Land)*
Product Sales Price (3 bedroom, 2 car)	$310,000.00	

Area Category	Area	Rate/m2	Cost
GFA	645	$1,050	$677,250
Garage	108	$850	$70,125
Driveway/Pavement	82.5	$140	$10,500
Private Open Space (Ground floor)	75	$160	$43,200
Landscaping	270	$45	$44,550
Total	990		$845,625

Feasibility Outputs	
Land Purchase Price	$231,125.00
Construction Costs	$844,914.00
Total Land Development Costs	$1,214,030.00
Gross Realisation	$930,000.00
Development Profit	-$489,818.00
ROC (ex. Finance)	-40.30%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1200sqm vacant lot, which is then developed into 3 x 10m wide terrace products. Terrace provisions force a built to both alignments outcome, which results in an awkwardly wide and inefficient building. Project loses significant amounts of money as a result.

It is suggested that mandated built to both alignments should be reconsidered.

Scenario 6a: Row Housing - Smaller product

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	3	
Car Parking Rate	2cp/du	
No. Of 3 bedrooms	3	
Dwelling Frontage	10	
Site Frontage	30	
Site Depth	40	
Land Area	1200	
Infrastructure Charges (per du)	$84,000.00	
Avg Land Purchase price (1200 sqm)	$220,000.00	*(Vacant Land)*
Product Sales Price (3 bedroom, 2 car)	$310,000.00	

Area Category	Area	Rate/m2	Cost
GFA	390	$1,050	$409,500
Garage	108	$850	$70,125
Driveway/Pavement	82.5	$140	$10,500
Private Open Space (Ground floor)	75	$160	$43,200
Landscaping	270	$45	$33,075
Total	735		$566,400

Feasibility Outputs	
Land Purchase Price	$231,125.00
Construction Costs	$563,777.00
Total Land Development Costs	$917,360.00
Gross Realisation	$930,000.00
Development Profit	-$144,266.00
ROC (ex. Finance)	-15.70%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario variation, models the 1200sqm site, but develops 3 x 10m wide smaller terrace products. The reduction in building size generates savings in construction costs, yet the sale price was retained at the same level. Project still fails to achieve viability threshold.

The alteration or removal of the 10m wide provision would allow the creation of a 4th product and thus the feasibility benefits from the additional revenue and project would achieve a similar return to that of scenario 5.

Scenario 7: Multiple Dwelling (Terrace)

Scenario	7	
Product	Multiple Dwelling (terrace)	
Location	Mango Hill	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	3	
Car Parking Rate	1cp/du + vis	
No. Of 3 bedrooms	3	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$84,000.00	
Avg Land Purchase price (1000 sqm)	$230,000.00	*(Vacant Land)*
Product Sales Price	$360,000.00	

Area Category	Area	Rate/m2	Cost
GFA	534	$1,050	$560,700
Garage	54	$850	$45,900
Driveway/Pavement	65	$140	$9,100
Private Open Space (Ground floor)	115.5	$160	$18,480
Landscaping	244	$45	$10,980
Total	958.5		$645,160

Feasibility Outputs	
Land Purchase Price	$241,475.00
Construction Costs	$677,334.00
Total Land Development Costs	$1,047,542.00
Gross Realisation	$1,080,000.00
Development Profit	-$151,894.00
ROC (ex. Finance)	-14.50%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a similar situation to Scenario 6, with the same outcome. Adoption of similar approach to remove 10m provision and allow a 4th smaller product @ 7.5m frontage results in a viable outcome.

As mentioned below - greenfield development is the prominent development form in the area and more revenue could be found through larger site development efficiencies.

Please Note:
Mango Hill is a relatively new suburb with greenfield development the predominant development type.
The greenfield development sites generally host a mix of housing typologies - with examples of small lot housing, terrace and townhouse product within the locality. These lots generally achieve higher subdivision efficiencies and therefore land price per square meter and per dwelling is lower. Vacant land in the area generally achieves $220k to $230k for sites between 800sqm to 1000sqm. Improved house and land product is new in the locality and averages around a $440k sales price.
Large development sites are still available in the locality and it is envisioned that greenfield development will remain dominant - avg vacant land purchase price of greenfield sites when divided by 800sqm is $80k. When divided by 1000sqm it is $100k.

Scenario 8: Multiple Dwelling (Terrace)

Location	Lawnton	
Zone/Precinct	Urban	
Yield (no. of dwellings)	3	
Car Park Rate	1cp/du + vi	
No. Of 3 bedrooms	3	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$56,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$301,000.00	*(Old house and Land)*
Product Sales Price	$360,000.00	

Area Category	Area	Rate/m2	Cost
GFA	729	$1,050	$765,450
Balcony	108	$250	$27,000
Garage	40	$850	$34,000
Driveway/Pavement	39	$140	$5,460
Private Open Space (Ground floor)	147	$160	$23,520
Landscaping	262	$45	$11,790
Deep planting	54	$45	$2,430
Total	1231		$869,650

Feasibility Outputs	
Land Purchase Price	$313,925.00
Construction Costs	$913,133.00
Total Land Development Costs	$1,341,988.00
Gross Realisation	$1,080,000.00
Development Profit	-$492,654.00
ROC (ex. Finance)	-36.70%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site that is developed for 3 x 3 storey terrace products. Provisions mandate a minimum height of 3 storeys.

3 storey construction is cost prohibitive, and spatially creates an overly large and inefficient building which significantly increases construction costs and in turn depreciates the return on cost. Deleting the mandatory 3 storey requirement from terrace product would allow a more sensible and efficient product to be

Scenario 9: Multiple Dwelling (Terrace)

Location	Caboolture	
Zone/Precinct	Urban	
Yield (no. of dwellings)	3	
Car Parking Rate	2du/cp + vi	
No. Of 3 bedrooms	3	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$56,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$241,000.00	*(Old house on land)*
Product Sales Price (3 bedroom)	$350,000.00	

Area Category	Area	Rate/m2	Cost
GFA	729	$1,050	$765,450
Balcony	108	$250	$27,000
Garage	79	$850	$67,150
Driveway/Pavement	39	$140	$5,460
Private Open Space (Ground floor)	147	$160	$23,520
Landscaping	222	$45	$9,990
Deep planting	54	$45	$2,430
Total	1191		$901,000

	Expense
Land Purchase Price	$252,860.00
Construction Costs	$946,050.00
Total Land Development Costs	$1,315,659.00
Gross Realisation	$1,050,000.00
Development Profit	-$486,811.00
ROC (ex. Finance)	-37.00%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site that is developed for 3 x 3 storey terrace products. Provisions mandate a minimum height of 3 storeys.

3 storey construction is cost prohibitive, and spatially creates an overly large and inefficient building which significantly increases construction costs and in turn depreciates the return on cost. Deleting the mandatory 3 storey requirement from terrace product would allow a more sensible and efficient product to be

Scenario 10: Multiple Dwelling (Plex)

Location	Arana Hills	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	5	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	5	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (cumulative)	$112,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$478,000.00	*(Old house on land)*
Product Sales Price (3 bed)	$430,000.00	

Area Category	Area	Rate/m2	Cost
GFA	580	$1,050	609000
Balcony	150	$250	37500
Garage	165	$850	140250
Driveway/Pavement	218	$140	30520
Landscaping	110	$45	4950
Deep planting	70	$45	3150
Total	978		825370

Feasibility Outputs	
Land Purchase Price	$498,155.00
Construction Costs	$866,639.00
Total Land Development Costs	$1,533,155.00
Gross Realisation	$2,150,000.00
Development Profit	$293,346.00
ROC (ex. Finance)	19.10%
Development Likely to Proceed	Marginal

Scenario Commentary:

Scenario models a 1000sqm site that is developed for 5 x terrace products. The higher sale prices being achieved in Arana Hills results in a higher recovery of construction costs and therefore a viable project return.

Scenario 11: Multiple Dwelling (Plex - Corner Lot)

Location	Arana Hills	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	3	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	3	
Site Frontage	20	
Site Depth	40	
Land Area	800	
Infrastructure Charges (per du)	$56,000.00	*(credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (800 sqm)	$416,000.00	*(old house on land)*
Product Sales Price	$430,000.00	

Area Category	Area	Rate/m2	Cost
GFA	492	$1,050	$516,600
Balcony	75	$250	$18,750
Garage	99	$850	$84,150
Driveway/Pavement	193	$140	$27,020
Landscaping	110	$45	$4,950
Deep planting	160	$45	$7,200
Total	955		$658,670

Feasibility Outputs	
Land Purchase Price	$433,985.00
Construction Costs	691604
Total Land Development Costs	$1,284,280.00
Gross Realisation	$1,290,000.00
Development Profit	-$207,563.00
ROC (ex. Finance)	-16%
Development Likely to Proceed	No

Scenario Commentary:

Scenario models an 800sqm site that is developed for 3 x terrace products.
Land sales price per dwelling is inflated when split over only 3 product. Dwellings at 160sqm are also generous which adds to construction cost. There may be some benefits in reducing size of product however no enough to make the feasibilities stack up.

Limited new plex product in Arana Hills - Everton Hills sales prices for New Plex product achieves over $430,000. New townhouse product in Arana Hills asks for $480-$550k. Older plex and townhouse product is achieving a sales price average of over $380k

Scenario 12: Multiple Dwelling (Plex)

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	5	
Car Parking Rate	2cp/du + vis	
No. Of 3 bedrooms	5	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$140,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$215,000.00	*(Vacant Land)*
Product Sales Price (3 bed, 2 cars)	$330,000.00	

Area Category	Area	Rate/m2	Cost
GFA	580	$1,050	$609,000
Balcony	125	$250	$31,250
Garage	165	$850	$140,250
Driveway/Pavement	218	$140	$30,520
Landscaping	256	$45	$11,520
Deep planting	70	$45	$3,150
Total	1124		$825,690.00

Feasibility Outputs	
Land Purchase Price	$225,950.00
Construction Costs	866975
Total Land Development Costs	$1,289,305.00
Gross Realisation	$1,650,000.00
Development Profit	$104,025.00
ROC (ex. Finance)	8.07%

Scenario Commentary:

Scenario models a 1000sqm site that is developed for 5 x plex products. Product is quite efficient, yet fails to achieve viability threshold as a combined impact of communal requirements for driveways, landscaping etc.
Product would achieve threshold, if $355k per dwelling could be achieved, which is $25K per dwelling more than the current market will support, however in time this product could be viable.

Scenario 12a: Plex - Reduction in car parks and product size

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	5	
Car Park Rate	1cp/du + vi	
No. Of 3 bedrooms	5	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$140,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$215,000.00	*(Vacant Land)*
Product Sales Price (3 bed, 2 cars)	$330,000.00	

Area Category	Area	Rate/m2	Cost
GFA	540	$1,050	$567,000
Balcony	125	$250	$31,250
Garage	82	$850	$69,700
Driveway/Pavement	218	$140	$30,520
Landscaping	336	$45	$15,120
Deep planting	70	$45	$3,150
Total	1164		$716,740.00

Feasibility Outputs	
Land Purchase Price	$225,950.00
Construction Costs	752577
Total Land Development Costs	$1,168,587.00
Gross Realisation	$1,650,000.00
Development Profit	$225,649.00
ROC (ex. Finance)	19.3%
Development Likely to Proceed	Marginal

Scenario Commentary:

Given $355k per dwelling is not possible at this time, the scenario variation models a reduction in the number of car parks from 2 to 1 car park per dwelling, and also reduces the product size to 120sqm, with the extra area was placed into the landscaping. These changes see a significantly improved the return on cost and essentially meets viability threshold.

Scenario 13: Multiple Dwelling (Plex - Corner Lot)

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	5	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	5	
Site Frontage	30	
Site Depth	40	
Land Area	1200	
Infrastructure Charges (per du)	$140,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (1200 sqm)	$220,000.00	*(Vacant Land)*
Product Sales Price	$330,000.00	

Area Category	Area	Rate/m2	Cost
GFA	816	$1,050	$856,800.00
Garage	165	$850	$140,250.00
Driveway/Pavement	193	$140	$27,020.00
Private Open Space (Ground floor)	125	$160	$20,000.00
Landscaping	340	$45	$15,300.00
Deep planting	58	$45	$2,610.00
Total	1532		$1,061,980.00

Feasibility Outputs	
Land Purchase Price	$231,125.00
Construction Costs	1115079
Total Land Development Costs	$1,556,292.00
Gross Realisation	$1,650,000.00
Development Profit	-$168,351.00
ROC (ex. Finance)	-10.80%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1200sqm site that is developed for 5 x plex products. Product is quite efficient, although still reasonably spacious. Scenario fails to achieve viability threshold as a combined impact of communal requirements for driveways, landscaping all on the ground plane, which affects ability to accommodate yield. Carparking provision limits the amount of yield possible on the site.

Scenario loses money due to extra construction costs and limited site yield.

Scenario 13a: Plex (Corner Lot) - reduced car parking and product size

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	5	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	5	
Site Frontage	30	
Site Depth	40	
Land Area	1200	
Infrastructure Charges (per du)	$140,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (1200 sqm)	$220,000.00	*(Vacant Land)*
Product Sales Price	$330,000.00	

Area Category	Area	Rate/m2	Cost
GFA	650	$1,050	$682,500.00
Garage	80	$850	$68,000.00
Driveway/Pavement	193	$140	$27,020.00
Private Open Space (Ground floor)	125	$160	$20,000.00
Landscaping	420	$45	$18,900.00
Deep planting	58	$45	$2,610.00
Total	1446		$819,030.00

Feasibility Outputs	
Land Purchase Price	$231,125.00
Construction Costs	$859,982.00
Total Land Development Costs	$1,287,100.00
Gross Realisation	$1,650,000.00
Development Profit	$106,246.00
ROC (ex. Finance)	8.25%
Development Likely to Proceed	NO

Scenario Commentary:

Modified Scenario models a 1200sqm site that is developed for 5 x plex products, with the size of the dwellings reduced by approx 35sqm per dwelling and only providing one car park per dwelling. Modified scenario achieves enhanced feasibility, however still didn't make scenario feasible to build.

Scenario 13b: Plex (Corner Lot) - add sixth product

Location	Caboolture
Zone/Precinct	Next Generation Suburban
Yield (no. of dwellings)	6
Car Park Rate	1cp/du + vi
No. Of 3 bedrooms	6
Site Frontage	30
Site Depth	40
Land Area	1200
Infrastructure Charges (per du)	$168,000.00
DA Fee	$3,480.00
Avg Land Purchase price (1200 sqm)	$220,000.00
Product Sales Price	$330,000.00

Area Category	Area	Rate/m2	Cost
GFA	780	$1,050	$819,000.00
Garage	95	$850	$80,750.00
Driveway/Pavement	193	$140	$27,020.00
Private Open Space (Ground floor)	150	$160	$24,000.00
Landscaping	315	$45	$14,175.00
Deep planting	58	$45	$2,610.00
Total	1496		$967,555.00

Feasibility Outputs	
Land Purchase Price	$231,125.00
Construction Costs	$1,015,933.00
Total Land Development Costs	$1,479,668.00
Gross Realisation	$1,980,000.00
Development Profit	$194,334.00
ROC (ex. Finance)	13.10%
Development Likely to Proceed	NO

Scenario Commentary:

Modified scenario proposes only 1 carpark per dwelling and a reduced communal open space requirement, which facilitates additional cars on the ground and therefore allows a greater yield to be provided. Scenario models 6 dwellings rather than 5. The revenue from the 6 th dwelling significantly improves viability. Low rise form and limited yield affects project viability.

Scenario 14: Multiple Dwelling (Plex)

Location	Kippa-Ring	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	5	
Car Park Rate	2cp/du + vi	
No. Of 3 bedrooms	5	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$112,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$446,000.00	*(Old house on land)*
Product Sales Price	$340,000.00	

Area Category	Area	Rate/m2	Cost
GFA	580	$1,050	$609,000
Private Open Space	125	$160	$20,000
Garage	165	$850	$140,250
Driveway/Pavement	243	$140	$34,020
Landscaping	190	$45	$8,550
Deep planting	46	$45	$2,070
Total	1059		$813,890.00

Feasibility Outputs	
Land Purchase Price	$465,035.00
Construction Costs	$858,270.00
Total Land Development Costs	$1,491,204.00
Gross Realisation	$1,700,000.00
Development Profit	-$55,888.00
ROC (ex. Finance)	-3.75%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site that is developed for 5 x plex products.
Double garages and excessive requirement for landscaping, deep planting and private open space makes project unviable.

Scenario 14a: Plex - add sixth product

Location	Kippa-Ring	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	6	
Dwelling Configuration	1cp/du + vi	
No. Of 3 bedrooms	6	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$140,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$446,000.00	*(Old house on land)*
Product Sales Price	$340,000.00	

Area Category	Area	Rate/m2	Cost
GFA	600	$1,050	$630,000
Private Open Space	150	$160	$24,000
Garage	80	$850	$68,000
Driveway/Pavement	243	$140	$34,020
Landscaping	240	$45	$10,800
Deep planting	46	$45	$2,070
Total	1129		$768,890.00

Feasibility Outputs	
Land Purchase Price	$465,035.00
Construction Costs	$807,335.00
Total Land Development Costs	$1,465,455.00
Gross Realisation	$2,040,000.00
Development Profit	$260,854.00
ROC (ex. Finance)	17.80%
Development Likely to Proceed	Marginal

Scenario Commentary:

Modified scenario models a 6th product on the site, achieved by dwelling by decreasing GFA of each dwelling and making minor alterations to the landscaping space at ground level, whilst also reducing car parks from 2/du to 1/du improves the return on cost. Scenario viability significantly improved and with further amendments to building efficiency project viability probably able to be achieved.

Scenario 15: Multiple Dwelling (Plex - Corner Lot)

Location	Strathpine	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	3	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	3	
Site Frontage	20	
Site Depth	40	
Land Area	800	
Infrastructure Charges (per du)	$56,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (800 sqm)	$350,000.00	*(Old house on land)*
Product Sales Price	$340,000.00	

Area Category	Area	Rate/m2	Cost
GFA	492	$1,050	$516,600
Private Open Space	75	$160	$12,000
Garage	99	$850	$84,150
Driveway/Pavement	193	$140	$27,020
Landscaping	110	$45	$4,950
Deep planting	160	$45	$7,200
Total	955		$651,920

Feasibility Outputs	
Land Purchase Price	$365,675.00
Construction Costs	$684,516.00
Total Land Development Costs	$1,152,490.00
Gross Realisation	$1,020,000.00
Development Profit	-$328,669.00
ROC (ex. Finance)	-28.5%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models an 800sqm site that is developed for 3 x plex products. Requirement for double garages limits amount of possible development on site and results in a negative return on the project. Product size is large with an opportunity reduce size and subsequent construction cost.

Scenario 15a: Plex (Corner Lot) - add fourth product

Location	Strathpine	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	4	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	4	
Site Frontage	20	
Site Depth	40	
Land Area	800	
Infrastructure Charges (per du)	$84,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (800 sqm)	$280,000.00	*(Old house on land)*
Product Sales Price	$340,000.00	

Area Category	Area	Rate/m2	Cost
GFA	520	$1,050	$546,000
Private Open Space	100	$160	$16,000
Garage	53	$850	$45,050
Driveway/Pavement	193	$140	$27,020
Landscaping	110	$45	$4,950
Deep planting	160	$45	$7,200
Total	983		$646,220

Feasibility Outputs	
Land Purchase Price	$293,225.00
Construction Costs	$678,531.00
Total Land Development Costs	$1,101,725.00
Gross Realisation	$1,360,000.00
Development Profit	$45,712.00
ROC (ex. Finance)	4.15%
Development Likely to Proceed	NO

Scenario Commentary:

Modified scenario, reduces the number of car parks per dwelling from 2 to 1, and is able to add an additional product. In addition a reduction in the land purchase price was undertaken, which improves the feasibility however not enough to make the project viable. Observation is that 800sqm lots are problematic in that it limits the achievable yield, particularly considering the ground plain is required to accommodate so many different provisions.

Scenario 16: Multiple Dwelling (Low Rise Apartment)

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	6	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	6	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$168,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$215,000.00	*(Vacant Land)*
Product Sales Price (2 bed, 2 bath, 2 car)	$325,000.00	

Area Category	Area	Rate/m2	Cost
GFA	638	$1,500	$957,000
Balcony	85	$500	$42,500
Undercover Car Parking	262	$850	$222,700
Driveway/Pavement	209	$140	$29,260
Communal Open Space	225	$90	$20,250
Private Open Space (Ground floor)	25	$160	$4,000
Landscaping	88	$45	$3,960
Deep planting	53	$45	$2,385
Total	1238		$1,282,055

Feasibility Outputs	
Land Purchase Price	$225,950.00
Construction Costs	1323845
Total Land Development Costs	$1,799,418.00
Gross Realisation	$1,950,000.00
Development Profit	-$153,913.00
ROC (ex. Finance)	-8.50%
Development Likely to Proceed	NO

Scenario Commentary:

The scenario models a 1000sqm site developed in a low rise apartment with 6 units. Immediate increase in construction costs, yet no increase in sales prices dramatically affects project viability.
Potentially by reducing the car parking rate and the communal open space requirement you could accommodate potentially an additional 1-2du on the lot. Construction costs were raised to $1500 because it has been assumed building would be build with a concrete slab as per a typical 3 storey walk-up structure method.

Scenario 16a: Low Rise - reduced parking and communal open space

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	8	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	8	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$224,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$215,000.00	*(Vacant Land)*
Product Sales Price (3 bed)	$325,000.00	

Area Category	Area	Rate/m2	Cost
GFA	800	$1,200	$960,000
Balcony	85	$500	$42,500
Undercover Car Parking	262	$850	$222,700
Driveway/Pavement	209	$140	$29,260
Communal Open Space	160	$90	$14,400
Private Open Space (Ground floor)	75	$160	$12,000
Landscaping	72	$45	$3,240
Deep planting	53	$45	$2,385
Total	1369		$1,286,485

Feasibility Outputs	
Land Purchase Price	$225,950.00
Construction Costs	1328639
Total Land Development Costs	$186,476.00
Gross Realisation	$2,600,000.00
Development Profit	$340,071.00
ROC (ex. Finance)	18.30%
Development Likely to Proceed	Marginal

Scenario Commentary:

Modified scenario includes a 2 storey building with 8 units. The additional 2 units , achieved by lowering parking rates and reduced communal open space requirements . Construction costs were reduced to $1200 on the assumption that some efficiencies can be found given it is 2 storeys, as $1500 would typically be a 3 storey product

Scenario 16b: Low Rise - increase number of storeys

Location	Caboolture	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	11	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	11	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$308,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$215,000.00	*(Vacant Land)*
Product Sales Price (3 bed, 2 bath, 2 car)	$325,000.00	

Area Category	Area	Rate/m2	Cost
GFA	1036	$1,500	$1,554,000
Balcony	170	$500	$85,000
Undercover Car Parking	262	$850	$222,700
Driveway/Pavement	222	$140	$31,080
Communal Open Space	147	$90	$13,230
Private Open Space (Ground floor)	25	$160	$4,000
Landscaping	88	$45	$3,960
Deep planting	53	$45	$2,385
Total	1571		$1,916,355

Feasibility Outputs	
Land Purchase Price	$225,950.00
Construction Costs	$1,912,213.00
Total Land Development Costs	$2,560,292.00
Gross Realisation	$3,575,000.00
Development Profit	$468,255.00
ROC (ex. Finance)	18.30%
Development Likely to Proceed	Marginal

Scenario Commentary:

Modified scenario is a 3 storey building with 12 units. The additional 6 units from the base scenario are achieved by reducing car parking rate, communal open space provision (size and location) and alterations to building layout to facilitate greater parking on ground. Construction costs were lifted back to $1500 considering the elevation up to a 3 storey product.

By increasing number of storeys and therefore yield and reducing the car parking to 1cp/du - the project achieves viability.

Scenario 17: Multiple Dwelling (Low Rise Apartment)

Location	Kippa-Ring	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	11	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	11	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$280,000.00	*(Credit for existing dwelling)*
DA Fee	$5,780.00	
Avg Land Purchase price (1000 sqm)	$446,000.00	*(old house on land)*
Product Sales Price (3 bed, 2 bath, 2 car)	$340,000.00	

Area Category	Area	Rate/m2	Cost
GFA	1036	$1,500	$1,554,000
Balcony	170	$500	$85,000
Undercover Car Parking	262	$850	$222,700
Driveway/Pavement	222	$140	$31,080
Communal Open Space	147	$90	$13,230
Private Open Space (Ground floor)	25	$160	$4,000
Landscaping	88	$45	$3,960
Deep planting	53	$45	$2,385
Total	1571		$1,916,355

Feasibility Outputs	
Land Purchase Price	$465,035.00
Construction Costs	$1,967,548.00
Total Land Development Costs	$2,618,615.00
Gross Realisation	$3,740,000.00
Development Profit	$552,975.00
ROC (ex. Finance)	21.10%
Development Likely to Proceed	YES

Scenario Commentary:

It was considered unnecessary to test a compliant scenario as earlier testing of scenarios 16 and 16a showed significant negative returns. Accordingly the scenario has been run assuming a non-compliant 3 storey design with increased yield and reduced parking rates as per 16b above. Project viability is maintained and improved due to slightly higher sales prices in kippa-ring.

Scenario 18: Multiple Dwelling (Low Rise Apartment)

Location	Arana Hills	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	6	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	4	
No. Of 2 bedrooms	2	
Site Frontage	18	
Site Depth	33	
Land Area	600	
Infrastructure Charge (cumulative)	$156,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (600 sqm)	$365,000.00	*(Vacant Land)*
Product Sales Price (2 bed)	$350,000.00	
Product Sale Price (3 bed)	$390,000.00	

Area Category	Area	Rate/m2	Cost
GFA	534	$1,500	$801,000
Balcony	96	$500	$48,000
Under Cover Parking	162	$850	$137,700
Communal Open Space	120	$90	$10,800
Driveway/Pavement	92	$140	$12,880
Landscaping	127	$45	$5,715
Deep planting	32	$45	$1,440
Total	785		$1,017,535

Feasibility Outputs	
Land Purchase Price	$381,200.00
Construction Costs	1043212
Total Land Development Costs	$1,646,529.00
Gross Realisation	$2,260,000.00
Development Profit	$269,822.00
ROC (ex. Finance)	16.4%
Development Likely to Proceed	Marginal

Scenario Commentary:

Scenario models a 600 sqm site that is developed for a low-rise units with 6 dwellings. This scenario is based on one car park per dwelling. Project is currently marginal and would be unviable at 2 cars per dwelling. It would need to increase GFA again by the equivalent of 1 bedroom per dwelling (approx 75sqm) to achieve 6 x three bedrooms and the associated higher sale prices to achieve viability.

Scenario 19: Multiple Dwelling (Low Rise Apartment)

Location	Arana Hills	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	10	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	10	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$252,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$478,000.00	*(old house on land)*
Product Sales Price (3 bed, 2 bath, 2 car)	$380,000.00	

Area Category	Area	Rate/m2	Cost
GFA	946	$1,500	$1,419,000
Balcony	170	$500	$85,000
Undercover Car Parking	290	$850	$246,500
Driveway/Pavement	222	$140	$31,080
Communal Open Space	147	$90	$13,230
Private Open Space (Ground floor)	25	$160	$4,000
Landscaping	88	$45	$3,960
Deep planting	53	$45	$2,385
Total	1481		$1,805,155

Feasibility Outputs	
Land Purchase Price	$498,155.00
Construction Costs	$1,850,788.00
Total Land Development Costs	$2,711,679.00
Gross Realisation	$3,800,000.00
Development Profit	$516,484.00
ROC (ex. Finance)	19.00%
Development Likely to Proceed	Marginal

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 10 dwellings. Scenario is fully compliant option with 2 cars per dwelling. Project achieves viability due to additional yield assisting to amortise other project costs such as land costs.

Scenario 20: Multiple Dwelling (Low Rise Apartment)

Location	Strathpine	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	6	
Car Parking Rate	2 cp/du + vi	
No. Of 3 bedrooms	4	
No. Of 2 bedrooms	2	
No. Of 1 bedrooms	-	
Site Frontage	18	
Site Depth	33	
Land Area	600	
Infrastructure Charge (cumulative)	$156,000.00	
DA Fee	$3,480.00	
Avg Land Purchase price (600 sqm)	$300,000.00	*(Vacant Land)*
Product Sales Price (2 bed)	$330,000.00	
Product Sale Price (3 bed)	$360,000.00	

Area Category	Area	Rate/m2	Cost
GFA	534	$1,500	$801,000
Balcony	96	$500	$48,000
Under Cover Parking	162	$850	$137,700
Communal Open Space	120	$90	$10,800
Driveway/Pavement	92	$140	$12,880
Landscaping	127	$45	$5,715
Deep planting	32	$45	$1,440
Total	785		$1,017,535

Feasibility Outputs	
Land Purchase Price	$313,925.00
Construction Costs	$1,043,212.00
Total Land Development Costs	$1,579,254.00
Gross Realisation	$2,120,000.00
Development Profit	$215,801.00
ROC (ex. Finance)	13.7%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 600 sqm site that is developed for a low-rise units with 6 dwellings. Lower sales prices in Strathpine impact feasibility results as the product construction cost remains the same.

Scenario 21: Multiple Dwelling (Low Rise Apartment)

Location	Strathpine	
Zone/Precinct	Next Generation Suburban	
Yield (no. of dwellings)	10	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	10	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (cumulative)	$252,000.00	*(credit for existing house)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$355,000.00	*(Old House on Land)*
Product Sales Price (3 bed, 2 bath, 2 car)	$310,000.00	

Area Category	Area	Rate/m2	Cost
GFA	946	$1,500	$1,419,000
Balcony	170	$500	$85,000
Undercover Car Parking	290	$850	$246,500
Driveway/Pavement	222	$140	$31,080
Communal Open Space	147	$90	$13,230
Private Open Space (Ground floor)	25	$160	$4,000
Landscaping	88	$45	$3,960
Deep planting	53	$45	$2,385
Total	1481		$1,805,155

Feasibility Outputs	
Land Purchase Price	$370,850.00
Construction Costs	$1,850,788.00
Total Land Development Costs	$2,584,374.00
Gross Realisation	$3,100,000.00
Development Profit	$35,743.00
ROC (ex. Finance)	1.40%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 10 dwellings. Scenario is fully compliant option with 2 cars per dwelling. Exactly the same build as the earlier scenario 19 in Arana Hills, however the price differential between Arana hills and Strathpine dramatically affects viability.

Scenario 22: Multiple Dwelling (Low Rise Apartment)

Location	Lawnton
Zone/Precinct	Urban
Yield (no. of dwellings)	6
Car Parking Rate	1cp/du + vi
No. Of 3 bedrooms	4
No. Of 2 bedrooms	2
No. Of 1 bedrooms	-
Site Frontage	18
Site Depth	33
Land Area	600
Infrastructure Charge (cumulative)	$156,000.00
DA Fee	$3,480.00
Avg Land Purchase price (600 sqm)	$296,000.00
Product Sales Price (2 bed)	$300,000.00
Product Sale Price (3 bed)	$330,000.00

Area Category	Area	Rate/m2	Cost
GFA	534	$1,500	$801,000
Balcony	96	$500	$48,000
Under Cover Parking	162	$850	$137,700
Communal Open Space	120	$90	$10,800
Driveway/Pavement	92	$140	$12,880
Landscaping	127	$45	$5,715
Deep planting	32	$45	$1,440
Total	785		$1,017,535

Feasibility Outputs	
Land Purchase Price	$309,785.00
Construction Costs	$1,043,212.00
Total Land Development Costs	$1,575,114.00
Gross Realisation	$1,920,000.00
Development Profit	$45,972.00
ROC (ex. Finance)	2.9%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 600 sqm site that is developed for a low-rise units with 6 dwellings. Lower sales prices in Lawnton impact feasibility results as the product construction cost remains the same.

Scenario 23: Multiple Dwelling (Low Rise Apartment)

Location	Lawnton	
Zone/Precinct	Urban	
Yield (no. of dwellings)	10	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	10	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$252,000.00	*(credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$301,000.00	*(old house on land)*
Product Sales Price (3 bed, 2 bath, 2 car)	$340,000.00	

Area Category	Area	Rate/m2	Cost
GFA	976	$1,500	$1,464,000
Balcony	170	$500	$85,000
Undercover Car Parking	308	$850	$261,800
Driveway/Pavement	297	$140	$41,580
Communal Open Space	200	$90	$18,000
Landscaping	45	$45	$2,025
Deep planting	30	$45	$1,350
Total	1548		$1,873,755

Feasibility Outputs	
Land Purchase Price	$314,960.00
Construction Costs	$1,922,818.00
Total Land Development Costs	$2,604,493.00
Gross Realisation	$3,400,000.00
Development Profit	$276,473.00
ROC (ex. Finance)	10.60%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 10 dwellings. In this location, the site cover constrains the number of dwellings that can be achieved and therefore the return on cost. If the market allowed this product to be sold for more the project may become viable.

Scenario 23a: Low Rise - Increase site cover, reduced communal open space

Location	Lawnton	
Zone/Precinct	Urban	
Yield (no. of dwellings)	12	
Car Parking Rate	~ 2cp/du + vi	
No. Of 3 bedrooms	12	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (per du)	$308,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$301,000.00	*(Old house on land)*
Product Sales Price (3 bed, 2 bath, 2 car)	$340,000.00	

Scenario Commentary:

Modified scenario models increased site cover to 60% to enable 2 extra dwellings. In addition it includes slightly altered the communal open space dimensions producing 30sqm less than provisions. Car parking is still generally at 2 per dwelling. Scenario meets feasibility threshold.

Area Category	Area	Rate/m2	Cost
GFA	1100	$1,500	$1,650,000
Balcony	204	$500	$102,000
Undercover Car Parking	308	$850	$261,800
Driveway/Pavement	360	$140	$50,400
Communal Open Space	166	$90	$14,940
Landscaping	45	$45	$2,025
Deep planting	30	$45	$1,350
Total	1701		$2,082,515

Feasibility Outputs	
Land Purchase Price	$314,960.00
Construction Costs	$2,124,166.00
Total Land Development Costs	$2,872,966.00
Gross Realisation	$4,080,000.00
Development Profit	$587,000.00
ROC (ex. Finance)	20.45%
Development Likely to Proceed	YES

Scenario 24: Multiple Dwelling (Low Rise Apartment)

Location	Margate
Zone/Precinct	Urban
Yield (no. of dwellings)	6
Dwelling Configuration	1cp/du + vi
No. Of 3 bedrooms	4
No. Of 2 bedrooms	2
Site Frontage	18
Site Depth	33
Land Area	600
Infrastructure Charges (cumulative)	$156,000.00
DA Fee	$3,480.00
Avg Land Purchase price (600 sqm)	$313,000.00
Product Sales Price (2 bed)	$400,000.00
Product Sale Price (3 bed)	$450,000.00

Area Category	Area	Rate/m2	Cost
GFA	534	$1,500	$801,000
Balcony	96	$500	$48,000
Under Cover Parking	162	$850	$137,700
Communal Open Space	120	$90	$10,800
Driveway/Pavement	92	$140	$12,880
Landscaping	127	$45	$5,715
Deep planting	32	$45	$1,440
Total	785		$1,017,535

Feasibility Outputs	
Land Purchase Price	$327,380.00
Construction Costs	$1,043,212.00
Total Land Development Costs	$1,592,709.00
Gross Realisation	$2,600,000.00
Development Profit	$619,846.00
ROC (ex. Finance)	38.9%
Development Likely to Proceed	YES

Scenario Commentary:

Scenario models a 600 sqm site that is developed for a low-rise units with 6 dwellings. Higher sales prices in Margate improves feasibility results as the product construction cost remains the same.

Scenario 25: Multiple Dwelling (Low Rise Apartment)

Location	Margate	
Zone/Precinct	Urban	
Yield (no. of dwellings)	10	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	10	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (cumulative)	$252,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (1000 sqm)	$540,000.00	*(old house on land)*
Product Sales Price (3 bed, 2 bath, 2 car)	$450,000.00	

Area Category	Area	Rate/m2	Cost
GFA	976	$1,500	$1,464,000
Balcony	170	$500	$85,000
Undercover Car Parking	308	$850	$261,800
Driveway/Pavement	297	$140	$41,580
Communal Open Space	200	$90	$18,000
Landscaping	45	$45	$2,025
Deep planting	30	$45	$1,350
Total	1548		$1,873,755

Feasibility Outputs	
Land Purchase Price	$562,325.00
Construction Costs	$1,922,818.00
Total Land Development Costs	$2,881,858.00
Gross Realisation	$4,300,000.00
Development Profit	$810,253.00
ROC (ex. Finance)	28.40%
Development Likely to Proceed	YES

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 10 dwellings.
The high sale price achievable in Margate enables a fully compliant product to be delivered with 2 cars per dwelling.

Scenario 26: Multiple Dwelling (Medium Rise Apartment)

Location	Redcliffe	
Zone/Precinct	Urban	
Yield (no. of dwellings)	8	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	4	
No. Of 2 bedrooms	4	
Site Frontage	20	
Site Depth	40	
Land Area	800	
Infrastructure Charges (cumulative)	$172,000.00	*(Credit for existing dwelling)*
DA Fee	$3,480.00	
Avg Land Purchase price (800 sqm)	$448,000.00	*(Old house on land)*
Product Sales Price (2 bedroom)	$410,000.00	
Product Sales Price (3 bedroom)	$430,000.00	

Area Category	Area	Rate/m2	Cost
GFA	600	$1,500	$900,000
Balcony	128	$500	$64,000
Undercover Car Parking	342	$850	$290,700
Driveway/Pavement	147	$140	$20,580
Communal Open Space (Ground floor)	160	$90	$14,400
Landscaping	101	$45	$4,545
Deep planting	40	$45	$1,800
Total	1048		$1,296,025

Feasibility Outputs	
Land Purchase Price	$467,105.00
Construction Costs	$1,360,826.00
Total Land Development Costs	$2,083,597.00
Gross Realisation	$3,360,000.00
Development Profit	$776,476.00
ROC (ex. Finance)	37.30%
Development Likely to Proceed	YES

Scenario Commentary:

Scenario models a 800 sqm site that is developed for a low-rise units with 8 dwellings in 3 storey configuration with - ground floor parking 2 levels of 2 and 3 bedroom mix. Project exceeds viability threshold as a result of the proportionately higher sale prices able to be achieved in Redcliffe.

Scenario 27: Multiple Dwelling (Medium Rise Apartment)

Location	Redcliffe	
Zone/Precinct	Urban	
Yield (no. of dwellings)	20	
Dwelling Configuration	6 storey	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	14	
No. Of 2 bedrooms	6	
Site Frontage	30	
Site Depth	33	
Land Area	1000	
Infrastructure Charges (cumulative)	$496,000.00	*(Credit for existing dwelling)*
DA Fee	$5,780.00	
Avg Land Purchase price (1000 sqm)	$445,000.00	*(Old house on land)*
Product Sales Price (2 bedroom)	$410,000.00	
Product Sales Price (3 bedroom)	$430,000.00	

Area Category	Area	Rate/m2	Cost
GFA	2035	$1,850	$3,764,750
Balcony	350	$500	$175,000
Basement 1	950	$1,515	$1,439,250
Basement 2 and 3	1900	$2,100	$3,990,000
Driveway/Pavement	200	$140	$28,000
Private Open Space (Ground Floor)	100	$160	$16,000
Communal Open Space (Ground floor)	200	$90	$18,000
Landscaping	140	$45	$6,300
Deep planting	50	$45	$2,250
Total	2725		$9,439,550

Feasibility Outputs	
Land Purchase Price	$467,105.00
Construction Costs	$9,918,143.00
Total Land Development Costs	$11,440,005.00
Gross Realisation	$8,480,000.00
Development Profit	-$4,255,705.00
ROC (ex. Finance)	-37.20%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 20 dwellings.
Site cover restricts number of dwellings that can be achieved. The higher proportional costs of constructing to 6 storeys and costs of basement for the units increases costs of construction proportionately.

Observation that it may be able to squeeze in an extra dwelling on each level if all product were 2 bedrooms, however because the basements is the most expensive component of the project to construct, feasibility is likely to remain in the negatives, even with this change.

Scenario 27a: Medium Rise - reduced car parking

Location	Redcliffe	
Zone/Precinct	Urban	
Yield (no. of dwellings)	20	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	14	
No. Of 2 bedrooms	6	
Site Frontage	30	
Site Depth	33	
Land Area	1000	
Infrastructure Charges (cumulative)	$496,000.00	*(Credit for existing dwelling)*
DA Fee	$5,780.00	
Avg Land Purchase price (1000 sqm)	$445,000.00	*(old house on land)*
Product Sales Price (2 bedroom)	$410,000.00	
Product Sales Price (3 bedroom)	$430,000.00	

Area Category	Area	Rate/m2	Cost
GFA	2035	$1,850	$3,764,750
Balcony	350	$500	$175,000
Basement 1	690	$1,515	$1,045,350
Basement 2	690	$2,100	$1,449,000
Driveway/Pavement	200	$140	$28,000
Private Open Space (Ground Floor)	100	$160	$16,000
Communal Open Space (Ground floor)	200	$90	$18,000
Landscaping	140	$45	$6,300
Deep planting	50	$45	$2,250
Total	2725		$6,504,650

Feasibility Outcome	
Land Purchase Price	$467,105.00
Construction Costs	$8,188,099.00
Total Land Development Costs	$7,864,099.00
Gross Realisation	$8,480,000.00
Development Profit	-$979,410.00
ROC (ex. Finance)	-12.00%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 20 dwellings, however only a single car per unit + visitors.

Reduction in construction costs of $2.5m dramatically improves viability but still results in a negative outcome.

Scenario 28: Multiple Dwelling (Medium Rise Apartment)

Location	Margate	
Zone/Precinct	Urban	
Yield (no. of dwellings)	15	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	5	
No. Of 2 bedrooms	10	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (cumulative)	$332,000.00	*(Credit for existing dwelling)*
DA Fee	$5,780.00	
Avg Land Purchase price (1000 sqm)	$551,000.00	*(Old house on land)*
Product Sales Price (2bd)	$400,000.00	
Product Sales Price (3bd)	$450,000.00	

Area Category	Area	Rate/m2	Cost
GFA	1192	$1,850	$2,205,200
Balcony	168	$500	$84,000
Basement 1	950	$1,515	$1,439,250
Basement 2	950	$2,100	$1,995,000
Driveway/Pavement	94	$140	$13,160
Private Open Space (Ground Floor)	139	$160	$22,240
Communal Open Space (Ground floor)	200	$90	$18,000
Landscaping	96	$45	$4,320
Deep planting	50	$45	$2,250
Total	1771		$5,783,420

Feasibility Outputs	
Land Purchase Price	$573,820.00
Construction Costs	$6,072,591.00
Total Land Development Costs	$7,324,702.00
Gross Realisation	$6,250,000.00
Development Profit	-$2,024,637.00
ROC (ex. Finance)	-27.60%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 15 dwellings.
Site cover restricts number of dwellings that can be achieved.
Observation that it may be able to squeeze in an extra dwelling on each level if all product were 2 bedrooms, however because the basements is the most expensive component of the project to construct, feasibility is likely to remain in the negatives, even with this change.

Scenario 28a: Medium Rise - altered product, reduced car parking

Scenario	28a	
Product	Medium Rise Apartments	
Location	Margate	
Zone/Precinct	Urban	
Yield (no. of dwellings)	20	
Car Parking Rate	1cp/du + vi	
No. Of 2 bedrooms	20	
Site Frontage	25	
Site Depth	40	
Land Area	1000	
Infrastructure Charges (cumulative)	$418,000.00	*(Credit for existing dwelling)*
DA Fee	$5,780.00	
Avg Land Purchase price (1000 sqm)	$551,000.00	*(old house on land)*
Product Sales Price (2bd)	$400,000.00	

Area Category	Area	Rate/m2	Cost
GFA	1192	$1,850	$2,205,200
Balcony	168	$500	$84,000
Basement 1	950	$1,515	$1,439,250
Driveway/Pavement	94	$140	$13,160
Private Open Space (Ground Floor)	139	$160	$22,240
Communal Open Space (Ground floor)	200	$90	$18,000
Landscaping	96	$45	$4,320
Deep planting	50	$45	$2,250
Total	1771		$3,788,420

Feasibility Outputs	
Land Purchase Price	$573,820.00
Construction Costs	$3,977,841.00
Total Land Development Costs	$5,200,217.00
Gross Realisation	$8,000,000.00
Development Profit	$1,613,282.00
ROC (ex. Finance)	31.00%
Development Likely to Proceed	YES

Scenario Commentary:

Modified scenario models 20 dwellings, achieved by deleting 3 bedroom product and replacing with more 2 bedrooms. It has been assumed that we could then fit an extra 5 x 2 bedroom dwellings in the building without significantly increasing the site cover. In addition scenario changes the parking rate to 1cp/du.

Additional revenue from the extra 5 units, combined with $2m saving by reducing car parking rate results in a viable project. Perhaps an opportunity to provide cars at a rate closer to 1.5 cars per dwelling, given modelled 30% return.

Scenario 29: Multiple Dwelling (Medium Rise Apartment)

Location	Burpengary
Zone/Precinct	Urban
Yield (no. of dwellings)	20
Car Parking Rate	1 cp/du + vi
No. Of 2 bedrooms	20
Site Frontage	25
Site Depth	40
Land Area	1000
Infrastructure Charges (cumulative)	$440,000.00
DA Fee	$5,780.00
Avg Land Purchase price (1000 sqm)	$265,000.00
Product Sales Price (2bd)	$240,000.00

Area Category	Area	Rate/m2	Cost
GFA	1192	$1,850	$2,205,200
Balcony	168	$500	$84,000
Basement 1	950	$1,515	$1,439,250
Driveway/Pavement	94	$140	$13,160
Private Open Space (Ground Floor)	139	$160	$22,240
Communal Open Space (Ground floor)	200	$90	$18,000
Landscaping	96	$45	$4,320
Deep planting	50	$45	$2,250
Total	1771		$3,788,420

Feasibility Outputs	
Land Purchase Price	$277,700.00
Construction Costs	$3,977,841.00
Total Land Development Costs	$4,926,097.00
Gross Realisation	$4,800,000.00
Development Profit	-$894,542.00
ROC (ex. Finance)	-18.20%
Development Likely to Proceed	NO

Scenario Commentary:

Scenario models a 1000sqm site which is developed for a low rise unit project with 20 dwellings.

The low potential sale prices (nearly $150 per dwl less than viable margate scenario) is the biggest driver on the unviable outcome.

Scenario 30: Multiple Dwelling (Medium Rise Apartment)

Location	Burpengary
Zone/Precinct	Centre
Yield (no. of dwellings)	20
Car Parking Rate	1cp/du + vi
No. Of 2 bedrooms	20
Site Frontage	25
Site Depth	40
Land Area	1000
Infrastructure Charges (cumulative)	$440,000.00
DA Fee	$5,780.00
Avg Land Purchase price (1000 sqm)	$265,000.00
Product Sales Price (2bd)	$260,000.00

Area Category	Area	Rate/m2	Cost
GFA	1192	$1,850	$2,205,200
Balcony	168	$500	$84,000
Basement 1	950	$1,515	$1,439,250
Driveway/Pavement	94	$140	$13,160
Private Open Space (Ground Floor)	139	$160	$22,240
Communal Open Space (Ground floor)	200	$90	$18,000
Landscaping	96	$45	$4,320
Deep planting	50	$45	$2,250
Total	1771		$3,788,420

Feasibility Outcomes	
Land Purchase Price	$277,700.00
Construction Costs	$3,977,841.00
Total Land Development Costs	$4,926,097.00
Gross Realisation	$5,200,000.00
Development Profit	-$546,542.00
ROC (ex. Finance)	-11.10%
Development Likely to Proceed	NO

Scenario Commentary:

The scenario models a 1000 sqm site with 20 unit products. the scenario lost money as a result of the lower attainable sale prices and the relatively high construction costs.To test the difference between a medium rise urban and a medium rise centre scenario, it was assumed the sales price could be increased. Although the feasibility did improve, it was not to a standard that would make the project viable.

Scenario 31: Multiple Dwelling (Medium Rise Apartment)

Location	Arana Hills	
Zone/Precinct	Centre	
Yield (no. of dwellings)	15	
Car Parking Rate	1cp/du + vi	
No. Of 2 bedrooms	15	
Site Frontage	20	
Site Depth	40	
Land Area	800	
Infrastructure Charges (cumulative)	$308,000.00	*(credit for existing dwelling)*
DA Fee	$5,780.00	
Avg Land Purchase price (800 sqm)	$405,000.00	*(old house on land)*
Product Sales Price (2 bed)	$350,000.00	

Area Category	Area	Rate/m2	Cost
GFA	1275	$1,850	$2,358,750
Balcony	240	$2,100	$504,000
Under Cover Parking	346	$850	$294,100
Communal Open Space	40	$90	$3,600
Driveway/Pavement	251	$140	$35,140
Landscaping	82	$45	$3,690
Deep planting	52	$45	$2,340
Total	1660		$3,201,620

Feasibility Outcome	
Land Purchase Price	$422,600.00
Construction Costs	$2,962,376.00
Total Land Development Costs	$3,867,427.00
Gross Realisation	$5,250,000.00
Development Profit	$588,568.00
ROC (ex. Finance)	15.20%
Development Likely to Proceed	Marginal

Scenario Commentary:

The scneario models an 800 sqm site with 15 unit products. The scenario attains a marginal outcome largely as a result of the sale prices being attained in Arana Hills. This scenario is not an ideal design solution with car parking dominating the ground level and communal open space on an upper storey. A basement car park could not be achieved as the limited land area does not allow enough room for turning circles.

Scenario 32: Multiple Dwelling (Medium Rise Apartment)

Location	Caboolture
Zone/Precinct	Centre
Yield (no. of dwellings)	24
Car Parking Rate	2cp/du + vi
No. Of 3 bedrooms	8
No. Of 2 bedrooms	16
Site Frontage	25
Site Depth	40
Land Area	1000
Infrastructure Charges (cumulative)	$548,000.00
DA Fee	$5,780.00
Avg Land Purchase price (1000 sqm)	$265,000.00
Product Sales Price (2bd)	$290,000.00
Product Sales Price (3 bd)	$320,000.00

Area Category	Area	Rate/m2	Cost
GFA	1792	$1,850	$3,315,200
Balcony	260	$500	$130,000
Basement 1	950	$1,515	$1,439,250
Basement 2 & 3	1900	$2,100	$3,990,000
Driveway/Pavement	93	$140	$13,020
Private Open Space (Ground Floor)	135	$160	$21,600
Communal Open Space (Ground floor)	250	$90	$22,500
Landscaping	110	$45	$4,950
Deep planting	50	$45	$2,250
Total	2430		$8,938,770

Feasibility Outputs	
Land Purchase Price	$277,700.00
Construction Costs	$9,385,709.00
Total Land Development Costs	$11,140,324.00
Gross Realisation	$7,200,000.00
Development Profit	-$5,087,376.00
ROC (ex. Finance)	-45.70%
Development Likely to Proceed	NO

Scenario Commentary:

The Scenario models a 1000sqm site wiht 24 unit products in a medium rise configuration. The project provides compliant parking and loses substantial amounts of money as a result of the costs of constructing 3 levels of basement.

Scenario 33: Multiple Dwelling (High Rise Apartment - 8 storey)

Scenario	33	
Product	High Rise Apartments (8 storey)	
Location	Woody Point	
Zone/Precinct	Urban	
Yield (no. of dwellings)	47	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	32	
No. Of 2 bedrooms	15	
Site Frontage	30	
Site Depth	53	
Land Area	1600	
Infrastructure Charges (per du)	$1,198,000.00	*(Credit for existing house)*
DA Fee	$11,550.00	
Avg Land Purchase price (1600 sqm)	$650,000.00	*(Old house on land)*
Product Sales Price (2bd)	$500,000.00	
Product Sales Price (3bd)	$530,000.00	

Area Category	Area	Rate/m2	Cost
GFA	4302	$1,850	$7,958,700
Balcony	728	$500	$364,000
Basement 1	1378	$1,515	$2,087,670
Basement 2	1378	$2,100	$2,893,800
Driveway/Pavement	212	$140	$29,680
Private Open Space (Ground floor)	130	$160	$20,800
Communal Open Space	366	$90	$32,940
Landscaping	305	$45	$13,725
Deep planting	80	$45	$3,600
Total	5395		$13,404,915

Feasibility Outputs	
Land Purchase Price	$677,275.00
Construction Costs	$14,089,572.00
Total Land Development Costs	$16,731,846.00
Gross Realisation	$24,460,000.00
Development Profit	$4,152,365.00
ROC (ex. Finance)	25.00%
Development Likely to Proceed	YES

Scenario Commentary:

The scenario models a 1600sqm site with 47 units in an 8 storey configuration. The scenario achieves a modest return and would be viable. Only 2 basements are required due to site size and ultimately succeeds due to the high sale prices possible in Woody Point.

Scenario 34: High Rise Apartment (8 Storeys)

Location	Redcliffe	
Zone/Precinct	Urban	
Yield (no. of dwellings)		
Car Parking Rate	2cp/du + vi	
Dwelling Configuration		
No. Of 3 bedrooms		
No. Of 2 bedrooms		
No. Of 1 bedrooms		
Site Frontage	20	
Site Depth	50	
Land Area	1000	
Infrastructure Charges (per du)		*(Credit for existing dwelling)*
DA Fee	$11,550.00	
Avg Land Purchase price (1000 sqm)	$575,000.00	
Product Sales Price (2 bed, 2 bath, 2 car)	$410,000.00	
Product Sales Price (3 bed, 2 bath, 2 car)	$440,000.00	

Area Category	Area	Rate/m2	Cost
GFA			0
Balcony			0
Garage			0
Driveway/Pavement			0
Private Open Space (Ground floor)			0
Landscaping			0
Deep planting			0
Total	0		

Feasibility Outputs	
Land Purchase Price	
Construction Costs	
Total Land Development Costs	
Gross Realisation	
Development Profit	
ROC (ex. Finance)	
Development Likely to Proceed	

Scenario Commentary:

Design does not work because there is not enough room to turn a a basement on a 20m wide frontage. Car parking would then need to be placed on the ground level and therefore the communal open space, deep planting and landscaping requirements do not fit.

Scenario 35: Multiple Dwelling (High Rise Apartment - 6 storey)

Location	Lawnton	
Zone/Precinct	Urban	
Yield (no. of dwellings)	47	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	32	
No. Of 2 bedrooms	15	
Site Frontage	30	
Site Depth	53	
Land Area	1600	
Infrastructure Charges (per du)	$1,170,000.00	*(credit for 2 existing dwellings)*
DA Fee	$11,550.00	
Avg Land Purchase price (1600 sqm)	$630,000.00	*(consolidate 2 properties)*
Product Sales Price (2 bed)	$290,000.00	
Product Sales Price (3 bed)	$320,000.00	

Area Category	Area	Rate/m2	Cost
GFA	3218	$1,850	$5,953,300.00
Balcony	520	$500	$260,000.00
Basement 1	1493	$1,515	$2,261,895.00
Basement 2	1493	$2,100	$3,135,300.00
Driveway/Pavement	212	$140	$29,680.00
Private Open Space (Ground floor)	130	$160	$20,800.00
Communal Open Space	366	$90	$32,940.00
Landscaping	287	$45	$12,915.00
Deep planting	80	$45	$3,600.00
Total	4293		$11,710,430.00

Feasibility Outputs	
Land Purchase Price	$656,375.00
Construction Costs	$12,288,486.00
Total Land Development Costs	$14,810,350.00
Gross Realisation	$14,590,000.00
Development Profit	-$2,470,627.00
ROC (ex. Finance)	-16.7%
Development Likely to Proceed	NO

Scenario Commentary:

The high construction cost and low product sales price produces a negative return on feasibility. There would be an opportunity to reduce the car parking rate to 1cp/du however the low product sale price would still result in the development being unviable.

Scenario 36: High Rise Apartments (12 Storey)

Location	Redcliffe	
Zone/Precinct	Centre	
Yield (no. of dwellings)	94	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	46	
No. Of 2 bedrooms	48	
Site Frontage	35	
Site Depth	68	
Land Area	2380	
Infrastructure Charges (cumulative)	$2,260,000.00	*(credit for 3 existing dwellings)*
DA Fee	$11,550.00	
Avg Land Purchase price (2400 sqm)	$1,100,000.00	*(Old homes on land)*
Product Sales Price (2 bedroom)	$430,000.00	
Product Sales Price (3 bedroom)	$460,000.00	

Area Category	Area	Rate/m2	Cost
GFA	9296	$2,000	$18,592,000
Balcony	1320	$500	$660,000
Basement 1	2205	$1,515	$3,340,575
Basement 2	4410	$2,100	$9,261,000
Driveway/Pavement	356	$140	$49,840
Private Open Space (Ground Floor)	150	$160	$24,000
Communal Open Space (Ground floor)	514	$90	$46,260
Landscaping	468	$45	$21,060
Deep planting	153	$45	$6,885
Total	2605		$32,001,620

Feasibility Outputs	
Land Purchase Price	$114,845.00
Construction Costs	$33,623,956.00
Total Land Development Costs	$38,906,654.00
Gross Realisation	$41,800,000.00
Development Profit	-$3,309,954.00
ROC (ex. Finance)	-$8.50
Development Likely to Proceed	NO

Scenario Commentary:

The scenario models a 12 storey building on a 2400sqm site, which has been assumed to be a 3 x 800sqm amalgamation. The extra height increases overall construction prices, and the compliant parking rate sees the need to construct 3 levels of basement, with a total cost of over $12m for this element alone. The scenario loses money, as a result of the extra costs of construction and the significant basement costs.

Scenario 36a: High Rise - Reduce CP rate and Increase Sale Price

Location	Redcliffe	
Zone/Precinct	Centre	
Yield (no. of dwellings)	94	
Car Parking Rate	1/du + vi	
No. Of 3 bedrooms	46	
No. Of 2 bedrooms	48	
No. Of 1 bedrooms	0	
Site Frontage	35	
Site Depth	68	
Land Area	2380	
Infrastructure Charges (cumulative)	$2,260,000.00	*(credit for 3 existing dwellings)*
DA Fee	$11,550.00	
Avg Land Purchase price (2400 sqm)	$1,100,000.00	
Product Sales Price (2 bedroom)	$450,000.00	
Product Sales Price (3 bedroom)	$490,000.00	

Area Category	Area	Rate/m2	Cost
GFA	9296	$2,000	$18,592,000
Balcony	1320	$500	$660,000
Basement 1	2205	$1,515	$3,340,575
Basement 2	1100	$2,100	$2,310,000
Driveway/Pavement	356	$140	$49,840
Private Open Space (Ground Floor)	150	$160	$24,000
Communal Open Space (Ground floor)	514	$90	$46,260
Landscaping	468	$45	$21,060
Deep planting	153	$45	$6,885
Total	2605		$25,050,620

Feasibility Outputs	
Land Purchase Price	$114,845.00
Construction Costs	$26,325,406.00
Total Land Development Costs	$31,204,859.00
Gross Realisation	$44,140,000.00
Development Profit	$6,485,405.00
ROC (ex. Finance)	20.80%
Development Likely to Proceed	YES

Scenario Commentary:

The modified scenario deletes the 3rd basement level and assumes 1 cp per dwelling only. A viable project was able to be demonstrated, but only by increasing sale prices to $450 and $490 cumulatively up from $430 and $460 in the base scenario. This illustrates that this style of development with reduced parking may occur in the next few years as the market improves, however is perhaps not viable in the current market.

Scenario 37: High Rise Apartments (8 Storey)

Location	Strathpine	
Zone/Precinct	Centre	
Yield (no. of dwellings)	62	
Car Parking Rate	2cp/du + vi	
No. Of 3 bedrooms	32	
No. Of 2 bedrooms	30	
Site Frontage	35	
Site Depth	68	
Land Area	2380	
Infrastructure Charges (cumulative)	$1,472,000.00	*(credit for 3 existing dwellings)*
DA Fee	$11,550.00	
Avg Land Purchase price (2400 sqm)	$1,030,000.00	
Product Sales Price (2 bedroom)	$290,000.00	
Product Sales Price (3 bedroom)	$320,000.00	

Area Category	Area	Rate/m2	Cost
GFA	6192	$2,000	$12,384,000
Balcony	1008	$500	$504,000
Basement 1	2204	$1,515	$3,339,060
Basement 2	2204	$2,100	$4,628,400
Driveway/Pavement	356	$140	$49,840
Private Open Space (Ground Floor)	150	$160	$24,000
Communal Open Space (Ground floor)	514	$90	$46,260
Landscaping	468	$45	$21,060
Deep planting	153	$45	$6,885
Total	2293		$21,003,505

Feasibility Outputs	
Land Purchase Price	$1,074,750.00
Construction Costs	$22,075,793.00
Total Land Development Costs	$25,858,781.00
Gross Realisation	$18,940,000.00
Development Profit	-$10,097,867.00
ROC (ex. Finance)	-39.1%
Development Likely to Proceed	NO

Scenario Commentary:

The scenario models a 12 storey building on a 2400sqm site, which has been assumed to be a 3 x 800sqm amalgamation. The extra height increases overall construction prices, and the compliant parking rate sees the need to construct 2 levels of basement, with a total cost of over $8m for this element alone. The scenario loses money, as a result of the extra costs of construction and the significant basement costs and the low sale prices achievable in Strathpine.

Scenario 38: High Rise Apartments (8 Storey)

Location	Caboolture	
Zone/Precinct	Centre	
Yield (no. of dwellings)	62	
Car Parking Rate	1cp/du + vi	
No. Of 3 bedrooms	32	
No. Of 2 bedrooms	30	
Site Frontage	35	
Site Depth	68	
Land Area	2380	
Infrastructure Charges (cumulative)	$1,472,000.00	*(credit for 1 existing dwellings)*
DA Fee	$11,550.00	
Avg Land Purchase price (2400 sqm)	$725,000.00	
Product Sales Price (2 bedroom)	$300,000.00	
Product Sales Price (3 bedroom)	$330,000.00	

Area Category	Area	Rate/m2	Cost
GFA	6192	$2,000	$12,384,000
Balcony	1008	$500	$504,000
Basement 1	2204	$1,515	$3,339,060
Driveway/Pavement	356	$140	$49,840
Private Open Space (Ground Floor)	150	$160	$24,000
Communal Open Space (Ground floor)	514	$90	$46,260
Landscaping	468	$45	$21,060
Deep planting	153	$45	$6,885
Total	2293		$16,375,105

Feasibility Outputs	
Land Purchase Price	$755,650.00
Construction Costs	$22,075,793.00
Total Land Development Costs	$25,539,681.00
Gross Realisation	$19,560,000.00
Development Profit	-$9,109,626.00
ROC (ex. Finance)	-35.70%
Development Likely to Proceed	NO

Scenario Commentary:

The scenario models a 12 storey building on a 2400sqm site, which has been assumed to be a 3 x 800sqm amalgamation. The extra height increases overall construction prices, and the compliant parking rate sees the need to construct 2 levels of basement, with a total cost of over $8m for this element alone. The scenario loses money, as a result of the extra costs of construction and the significant basement costs and the low sale prices achievable in Caboolture.

Section 3 - Feasibility Summaries

Project Feasibility - Scenario 1

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			190,000
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			380,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		570,000
	518,182		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**570,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			17,100
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			10,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			27,100
Less: GST	10.00%		57,000
NET REALISATION			**485,900**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	120,000
-LAND - Stamp Duty		$	2,625
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	127,625
Construction Costs			
-CONST - Residential		$	276,150
-CONST - driveway		$	3,850
-CONST - landscaping		$	2,306
-CONST - turf		$	-
-CONST -fencing		$	5,280
-CONST - Balcony		$	5,750
-CONST - Garage		$	30,600
-CONST - Contingency		$	16,197
Sub Total - (Construction Costs)	TRUE	$	340,133
Professional Fees			
-PROF FEE - (all disciplines)		$	17,007
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	17,007
Statutory Fees			
-STAT FEE - Application fee		$	2,310
-STAT FEE - QLeave / PLSL		$	1,786
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	22,000
Sub Total - (Statutory Fees)	TRUE	$	31,096
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	388,235
Development Costs (incl. Land)		$	515,860
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	2,579
FINANCE - Line Fee		$	1,290
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	664
Sub Total - (Development Costs (incl. Land))		$	12,033
TOTAL DEVELOPMENT COSTS		**$**	**527,894**
Development Profit		-$	41,994
ROC (Ex Finance)			-8.1%
ROC (In Finance)			-8.0%

Project Feasibility - Scenario 1a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			210,000
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			450,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		660,000
	600,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**660,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			19,800
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			10,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			29,800
Less: GST	10.00%		66,000
NET REALISATION			**564,200**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	120,000
-LAND - Stamp Duty		$	2,625
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	127,625
Construction Costs			
-CONST - Residential		$	276,150
-CONST - driveway		$	3,850
-CONST - landscaping		$	2,306
-CONST - turf		$	-
-CONST -fencing		$	5,280
-CONST - Balcony		$	5,750
-CONST - Garage		$	30,600
-CONST - Contingency		$	16,197
Sub Total - (Construction Costs)	TRUE	$	340,133
Professional Fees			
-PROF FEE - (all disciplines)		$	17,007
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	17,007
Statutory Fees			
-STAT FEE - Application fee		$	2,310
-STAT FEE - QLeave / PLSL		$	1,786
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	22,000
Sub Total - (Statutory Fees)	TRUE	$	31,096
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	388,235
Development Costs (incl. Land)		$	515,860
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	2,579
FINANCE - Line Fee		$	1,290
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	11,369
TOTAL DEVELOPMENT COSTS		**$**	**527,229**
Development Profit		$	36,971
ROC (Ex Finance)			7.2%
ROC (In Finance)			7.0%

Project Feasibility - Scenario 2

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				250,000
-G/R - Residential - 2BR				-
-G/R - Residential - 3BR				550,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		800,000
		727,273		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**800,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				24,000
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				10,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				34,000
Less: GST		10.00%		80,000
NET REALISATION				**686,000**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	230,000
-LAND - Stamp Duty			$	6,475
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	241,475
Construction Costs				
-CONST - Residential			$	371,700
-CONST - driveway			$	3,850
-CONST - landscaping			$	3,870
-CONST - turf			$	-
-CONST -fencing			$	9,920
-CONST - Balcony			$	6,500
-CONST - Garage			$	47,600
-CONST - Contingency			$	22,172
Sub Total - (Construction Costs)		TRUE	$	465,612
Professional Fees				
-PROF FEE - (all disciplines)			$	23,281
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	23,281
Statutory Fees				
-STAT FEE - Application fee			$	2,310
-STAT FEE - QLeave / PLSL			$	2,444
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	22,000
Sub Total - (Statutory Fees)		TRUE	$	31,754
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	520,647
Development Costs (incl. Land)			$	762,122
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	3,811
FINANCE - Line Fee			$	1,905
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	5,044
Sub Total - (Development Costs (incl. Land))			$	18,260
TOTAL DEVELOPMENT COSTS			**$**	**780,382**
Development Profit			-$	94,382
ROC (Ex Finance)				-12.4%
ROC (In Finance)				-12.1%

Project Feasibility - scenario 2a

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				750,000
-G/R - Residential - 2BR				-
-G/R - Residential - 3BR				1,650,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		2,400,000
		2,181,818		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**2,400,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				72,000
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				30,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				102,000
Less: GST		10.00%		240,000
NET REALISATION				**2,058,000**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	450,000
-LAND - Stamp Duty			$	14,175
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	469,175
Construction Costs				
-CONST - Residential			$	828,450
-CONST - driveway			$	11,760
-CONST - landscaping			$	6,885
-CONST - turf			$	-
-CONST -fencing			$	15,840
-CONST - Balcony			$	17,250
-CONST - Garage			$	91,800
-CONST - Contingency			$	48,599
Sub Total - (Construction Costs)		TRUE	$	1,020,584
Professional Fees				
-PROF FEE - (all disciplines)			$	51,029
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	51,029
Statutory Fees				
-STAT FEE - Application fee			$	2,310
-STAT FEE - QLeave / PLSL			$	5,358
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	122,000
Sub Total - (Statutory Fees)		TRUE	$	134,668
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	1,206,282
Development Costs (incl. Land)			$	1,675,456
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	8,377
FINANCE - Line Fee			$	4,189
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	-
Sub Total - (Development Costs (incl. Land))			$	20,066
TOTAL DEVELOPMENT COSTS			**$**	**1,695,522**
Development Profit			$	362,478
ROC (Ex Finance)				21.6%
ROC (In Finance)				21.4%

Project Feasibility -scenario 3

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				190,000
-G/R - Residential - 2BR				-
-G/R - Residential - 3BR				380,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		570,000
		518,182		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**570,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				17,100
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				10,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				27,100
Less: GST		10.00%		57,000
NET REALISATION				**485,900**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	230,000
-LAND - Stamp Duty			$	6,475
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	241,475
Construction Costs				
-CONST - Residential			$	252,000
-CONST - driveway			$	4,200
-CONST - landscaping			$	13,185
-CONST - turf			$	-
-CONST -fencing			$	23,040
-CONST - Balcony			$	11,250
-CONST - Garage			$	30,600
-CONST - Contingency			$	16,714
Sub Total - (Construction Costs)		TRUE	$	350,989
Professional Fees				
-PROF FEE - (all disciplines)			$	17,549
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	17,549
Statutory Fees				
-STAT FEE - Application fee			$	2,310
-STAT FEE - QLeave / PLSL			$	1,843
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	22,000
Sub Total - (Statutory Fees)		TRUE	$	31,153
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	399,691
Development Costs (incl. Land)			$	641,166
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	3,206
FINANCE - Line Fee			$	1,603
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	19,408
Sub Total - (Development Costs (incl. Land))			$	31,717
TOTAL DEVELOPMENT COSTS			**$**	**672,883**
Development Profit			-$	186,983
ROC (Ex Finance)				-29.2%
ROC (In Finance)				-27.8%

Project Feasibility - scenario 3a

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				-
-G/R - Residential - 3BR				900,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		900,000
		818,182		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**900,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				27,000
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				10,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				37,000
Less: GST		10.00%		90,000
NET REALISATION				**773,000**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	230,000
-LAND - Stamp Duty			$	6,475
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	241,475
Construction Costs				
-CONST - Residential			$	468,300
-CONST - driveway			$	7,700
-CONST - landscaping			$	4,590
-CONST - turf			$	-
-CONST -fencing			$	10,560
-CONST - Balcony			$	-
-CONST - Garage			$	61,200
-CONST - Contingency			$	27,618
Sub Total - (Construction Costs)		TRUE	$	579,968
Professional Fees				
-PROF FEE - (all disciplines)			$	28,998
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	28,998
Statutory Fees				
-STAT FEE - Application fee			$	2,310
-STAT FEE - QLeave / PLSL			$	3,045
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	28,000
Sub Total - (Statutory Fees)		TRUE	$	38,355
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	647,321
Development Costs (incl. Land)			$	888,796
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	4,444
FINANCE - Line Fee			$	2,222
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	10,072
Sub Total - (Development Costs (incl. Land))			$	24,238
TOTAL DEVELOPMENT COSTS			**$**	**913,034**
Development Profit			-$	140,034
ROC (Ex Finance)				-15.8%
ROC (In Finance)				-15.3%

Project Feasibility - scenario4

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,400,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,400,000
	1,272,727		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,400,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			42,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			20,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			62,000
Less: GST	10.00%		140,000
NET REALISATION			**1,198,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	223,000
-LAND - Stamp Duty		$	6,230
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	234,230
Construction Costs			
-CONST - Residential		$	596,400
-CONST - driveway		$	5,600
-CONST - landscaping		$	6,750
-CONST - turf		$	-
-CONST -fencing		$	17,920
-CONST - Balcony		$	-
-CONST - Garage		$	122,400
-CONST - Contingency		$	37,454
Sub Total - (Construction Costs)	TRUE	$	786,524
Professional Fees			
-PROF FEE - (all disciplines)		$	39,326
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	39,326
Statutory Fees			
-STAT FEE - Application fee		$	2,310
-STAT FEE - QLeave / PLSL		$	4,129
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	112,000
Sub Total - (Statutory Fees)	TRUE	$	123,439
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	949,289
Development Costs (incl. Land)		$	1,183,519
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	5,918
FINANCE - Line Fee		$	2,959
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	16,376
TOTAL DEVELOPMENT COSTS		**$**	**1,199,895**
Development Profit		-$	1,895
ROC (Ex Finance)			-0.2%
ROC (In Finance)			-0.2%

Project Feasibility - scenario 5

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			1,280,000
-G/R - Residential - 3BR			-
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,280,000
	1,163,636		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,280,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			38,400
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			20,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			58,400
Less: GST	10.00%		128,000
NET REALISATION			**1,093,600**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	215,000
-LAND - Stamp Duty		$	5,950
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	225,950
Construction Costs			
-CONST - Residential		$	378,000
-CONST - driveway		$	5,600
-CONST - landscaping		$	6,750
-CONST - turf		$	-
-CONST -fencing		$	17,920
-CONST - Balcony		$	-
-CONST - Garage		$	122,400
-CONST - Contingency		$	26,534
Sub Total - (Construction Costs)	TRUE	$	557,204
Professional Fees			
-PROF FEE - (all disciplines)		$	27,860
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	27,860
Statutory Fees			
-STAT FEE - Application fee		$	2,310
-STAT FEE - QLeave / PLSL		$	2,925
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	88,000
Sub Total - (Statutory Fees)	TRUE	$	98,235
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	683,299
Development Costs (incl. Land)		$	909,249
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	4,546
FINANCE - Line Fee		$	2,273
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	14,319
TOTAL DEVELOPMENT COSTS		**$**	**923,568**
Development Profit		$	170,032
ROC (Ex Finance)			18.7%
ROC (In Finance)			18.4%

Project Feasibility - Scenario 6

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			930,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		930,000
	845,455		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**930,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			27,900
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			15,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			42,900
Less: GST	10.00%		93,000
NET REALISATION			**794,100**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	220,000
-LAND - Stamp Duty		$	6,125
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	231,125
Construction Costs			
-CONST - Residential		$	677,250
-CONST - driveway		$	11,480
-CONST - landscaping		$	12,150
-CONST - turf		$	-
-CONST -fencing		$	12,000
-CONST - Balcony		$	-
-CONST - Garage		$	91,800
-CONST - Contingency		$	40,234
Sub Total - (Construction Costs)	TRUE	$	844,914
Professional Fees			
-PROF FEE - (all disciplines)		$	42,246
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	42,246
Statutory Fees			
-STAT FEE - Application fee		$	2,310
-STAT FEE - QLeave / PLSL		$	4,436
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	84,000
Sub Total - (Statutory Fees)	TRUE	$	95,746
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	982,905
Development Costs (incl. Land)		$	1,214,030
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	6,070
FINANCE - Line Fee		$	3,035
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	53,282
Sub Total - (Development Costs (incl. Land))		$	69,887
TOTAL DEVELOPMENT COSTS		**$**	**1,283,918**
Development Profit		-$	489,818
ROC (Ex Finance)			-40.3%
ROC (In Finance)			-38.2%

Project Feasibility - Scenario 6a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			930,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		930,000
	845,455		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**930,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			27,900
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			15,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			42,900
Less: GST	10.00%		93,000
NET REALISATION			**794,100**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	220,000
-LAND - Stamp Duty		$	6,125
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	231,125
Construction Costs			
-CONST - Residential		$	409,500
-CONST - driveway		$	11,480
-CONST - landscaping		$	12,150
-CONST - turf		$	-
-CONST -fencing		$	12,000
-CONST - Balcony		$	-
-CONST - Garage		$	91,800
-CONST - Contingency		$	26,847
Sub Total - (Construction Costs)	TRUE	$	563,777
Professional Fees			
-PROF FEE - (all disciplines)		$	28,189
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	28,189
Statutory Fees			
-STAT FEE - Application fee		$	2,310
-STAT FEE - QLeave / PLSL		$	2,960
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	84,000
Sub Total - (Statutory Fees)	TRUE	$	94,270
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	686,235
Development Costs (incl. Land)		$	917,360
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	4,587
FINANCE - Line Fee		$	2,293
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	6,626
Sub Total - (Development Costs (incl. Land))		$	21,006
TOTAL DEVELOPMENT COSTS		**$**	**938,366**
Development Profit		-$	144,266
ROC (Ex Finance)			-15.7%
ROC (In Finance)			-15.4%

Project Feasibility - Scenario 7

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,080,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,080,000
	981,818		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,080,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			32,400
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			15,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			47,400
Less: GST	10.00%		108,000
NET REALISATION			**924,600**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	230,000
-LAND - Stamp Duty		$	6,475
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	241,475
Construction Costs			
-CONST - Residential		$	560,700
-CONST - driveway		$	9,100
-CONST - landscaping		$	10,980
-CONST - turf		$	-
-CONST -fencing		$	18,400
-CONST - Balcony		$	-
-CONST - Garage		$	45,900
-CONST - Contingency		$	32,254
Sub Total - (Construction Costs)	TRUE	$	677,334
Professional Fees			
-PROF FEE - (all disciplines)		$	33,867
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	33,867
Statutory Fees			
-STAT FEE - Application fee		$	2,310
-STAT FEE - QLeave / PLSL		$	3,556
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	84,000
Sub Total - (Statutory Fees)	TRUE	$	94,866
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	806,067
Development Costs (incl. Land)		$	1,047,542
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	5,238
FINANCE - Line Fee		$	2,619
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	13,596
Sub Total - (Development Costs (incl. Land))		$	28,953
TOTAL DEVELOPMENT COSTS		**$**	**1,076,494**
Development Profit		-$	151,894
ROC (Ex Finance)			-14.5%
ROC (In Finance)			-14.1%

Project Feasibility -Scenario 8

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				-
-G/R - Residential - 3BR				1,080,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		1,080,000
		981,818		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**1,080,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				32,400
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				15,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				47,400
Less: GST		10.00%		108,000
NET REALISATION				**924,600**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	300,000
-LAND - Stamp Duty			$	8,925
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	313,925
Construction Costs				
-CONST - Residential			$	765,450
-CONST - driveway			$	5,460
-CONST - landscaping			$	11,790
-CONST - turf			$	2,430
-CONST -fencing			$	23,520
-CONST - Balcony			$	27,000
-CONST - Garage			$	34,000
-CONST - Contingency			$	43,483
Sub Total - (Construction Costs)		TRUE	$	913,133
Professional Fees				
-PROF FEE - (all disciplines)			$	45,657
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	45,657
Statutory Fees				
-STAT FEE - Application fee			$	3,480
-STAT FEE - QLeave / PLSL			$	4,794
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	56,000
Sub Total - (Statutory Fees)		TRUE	$	69,274
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	1,028,063
Development Costs (incl. Land)			$	1,341,988
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	6,710
FINANCE - Line Fee			$	3,355
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	57,701
Sub Total - (Development Costs (incl. Land))			$	75,266
TOTAL DEVELOPMENT COSTS			**$**	**1,417,254**
Development Profit			-$	492,654
ROC (Ex Finance)				-36.7%
ROC (In Finance)				-34.8%

Project Feasibility - Scenario 9

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,050,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,050,000
	954,545		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,050,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			31,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			15,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			46,500
Less: GST	10.00%		105,000
NET REALISATION			**898,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	241,000
-LAND - Stamp Duty		$	6,860
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	252,860
Construction Costs			
-CONST - Residential		$	765,450
-CONST - driveway		$	5,460
-CONST - landscaping		$	9,990
-CONST - turf		$	2,430
-CONST -fencing		$	23,520
-CONST - Balcony		$	27,000
-CONST - Garage		$	67,150
-CONST - Contingency		$	45,050
Sub Total - (Construction Costs)	TRUE	$	946,050
Professional Fees			
-PROF FEE - (all disciplines)		$	47,303
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	47,303
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	4,967
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	56,000
Sub Total - (Statutory Fees)	TRUE	$	69,447
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,062,799
Development Costs (incl. Land)		$	1,315,659
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	6,578
FINANCE - Line Fee		$	3,289
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	52,284
Sub Total - (Development Costs (incl. Land))		$	69,651
TOTAL DEVELOPMENT COSTS		**$**	**1,385,311**
Development Profit		-$	486,811
ROC (Ex Finance)			-37.0%
ROC (In Finance)			-35.1%

Project Feasibility - Scenario 10

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			2,150,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		2,150,000
	1,954,545		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**2,150,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			64,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			25,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			89,500
Less: GST		10.00%	215,000
NET REALISATION			**1,845,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	478,000
-LAND - Stamp Duty		$	15,155
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	498,155
Construction Costs			
-CONST - Residential		$	609,000
-CONST - driveway		$	30,520
-CONST - landscaping		$	4,950
-CONST - turf		$	3,150
-CONST -fencing		$	-
-CONST - Balcony		$	37,500
-CONST - Garage		$	140,250
-CONST - Contingency		$	41,269
Sub Total - (Construction Costs)	TRUE	$	866,639
Professional Fees			
-PROF FEE - (all disciplines)		$	43,332
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	43,332
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	4,550
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	112,000
Sub Total - (Statutory Fees)	TRUE	$	125,030
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,035,000
Development Costs (incl. Land)		$	1,533,155
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	7,666
FINANCE - Line Fee		$	3,833
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	18,999
TOTAL DEVELOPMENT COSTS		**$**	**1,552,154**
Development Profit		$	293,346
ROC (Ex Finance)			19.1%
ROC (In Finance)			18.9%

Project Feasibility - Scenario 11

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,290,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,290,000
	1,172,727		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,290,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			38,700
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			15,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			53,700
Less: GST	10.00%		129,000
NET REALISATION			**1,107,300**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	416,000
-LAND - Stamp Duty		$	12,985
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	433,985
Construction Costs			
-CONST - Residential		$	516,600
-CONST - driveway		$	27,020
-CONST - landscaping		$	4,950
-CONST - turf		$	7,200
-CONST -fencing		$	-
-CONST - Balcony		$	18,750
-CONST - Garage		$	84,150
-CONST - Contingency		$	32,934
Sub Total - (Construction Costs)	TRUE	$	691,604
Professional Fees			
-PROF FEE - (all disciplines)		$	34,580
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	34,580
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	3,631
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	112,000
Sub Total - (Statutory Fees)	TRUE	$	124,111
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	850,295
Development Costs (incl. Land)		$	1,284,280
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	6,421
FINANCE - Line Fee		$	3,211
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	13,451
Sub Total - (Development Costs (incl. Land))		$	30,583
TOTAL DEVELOPMENT COSTS		**$**	**1,314,863**
Development Profit		-$	207,563
ROC (Ex Finance)			-16.2%
ROC (In Finance)			-15.8%

Project Feasibility - Scenario 12

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,650,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,650,000
	1,500,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,650,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			49,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			25,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			74,500
Less: GST	10.00%		165,000
NET REALISATION			**1,410,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	215,000
-LAND - Stamp Duty		$	5,950
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	225,950
Construction Costs			
-CONST - Residential		$	609,000
-CONST - driveway		$	30,520
-CONST - landscaping		$	11,520
-CONST - turf		$	3,150
-CONST -fencing		$	-
-CONST - Balcony		$	31,250
-CONST - Garage		$	140,250
-CONST - Contingency		$	41,285
Sub Total - (Construction Costs)	TRUE	$	866,975
Professional Fees			
-PROF FEE - (all disciplines)		$	43,349
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	43,349
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	4,552
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	140,000
Sub Total - (Statutory Fees)	TRUE	$	153,032
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,063,355
Development Costs (incl. Land)		$	1,289,305
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	6,447
FINANCE - Line Fee		$	3,223
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	17,170
TOTAL DEVELOPMENT COSTS		**$**	**1,306,475**
Development Profit		$	104,025
ROC (Ex Finance)			8.1%
ROC (In Finance)			8.0%

Project Feasibility - Scenario 12a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,650,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,650,000
	1,500,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,650,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			49,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			25,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			74,500
Less: GST	10.00%		165,000
NET REALISATION			**1,410,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	215,000
-LAND - Stamp Duty		$	5,950
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	225,950
Construction Costs			
-CONST - Residential		$	567,000
-CONST - driveway		$	30,520
-CONST - landscaping		$	15,120
-CONST - turf		$	3,150
-CONST -fencing		$	-
-CONST - Balcony		$	31,250
-CONST - Garage		$	69,700
-CONST - Contingency		$	35,837
Sub Total - (Construction Costs)	TRUE	$	752,577
Professional Fees			
-PROF FEE - (all disciplines)		$	37,629
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	37,629
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	3,951
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	140,000
Sub Total - (Statutory Fees)	TRUE	$	152,431
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	942,637
Development Costs (incl. Land)		$	1,168,587
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	5,843
FINANCE - Line Fee		$	2,921
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	16,264
TOTAL DEVELOPMENT COSTS		**$**	**1,184,851**
Development Profit		$	225,649
ROC (Ex Finance)			19.3%
ROC (In Finance)			19.0%

Project Feasibility - Scenario 13

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,650,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,650,000
	1,500,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,650,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			49,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			25,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			74,500
Less: GST	10.00%		165,000
NET REALISATION			**1,410,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	220,000
-LAND - Stamp Duty		$	6,125
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	231,125
Construction Costs			
-CONST - Residential		$	856,800
-CONST - driveway		$	27,020
-CONST - landscaping		$	15,300
-CONST - turf		$	2,610
-CONST -fencing		$	20,000
-CONST - Balcony		$	-
-CONST - Garage		$	140,250
-CONST - Contingency		$	53,099
Sub Total - (Construction Costs)	TRUE	$	1,115,079
Professional Fees			
-PROF FEE - (all disciplines)		$	55,754
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	55,754
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	5,854
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	140,000
Sub Total - (Statutory Fees)	TRUE	$	154,334
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,325,167
Development Costs (incl. Land)		$	1,556,292
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	7,781
FINANCE - Line Fee		$	3,891
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	3,387
Sub Total - (Development Costs (incl. Land))		$	22,559
TOTAL DEVELOPMENT COSTS		**$**	**1,578,851**
Development Profit		-$	168,351
ROC (Ex Finance)			-10.8%
ROC (In Finance)			-10.7%

Project Feasibility - Scenario 13A

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,650,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,650,000
	1,500,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,650,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			49,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			25,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			74,500
Less: GST	10.00%		165,000
NET REALISATION			**1,410,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	220,000
-LAND - Stamp Duty		$	6,125
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	231,125
Construction Costs			
-CONST - Residential		$	682,500
-CONST - driveway		$	27,020
-CONST - landscaping		$	18,900
-CONST - turf		$	2,610
-CONST -fencing		$	20,000
-CONST - Balcony		$	-
-CONST - Garage		$	68,000
-CONST - Contingency		$	40,952
Sub Total - (Construction Costs)	TRUE	$	859,982
Professional Fees			
-PROF FEE - (all disciplines)		$	42,999
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	42,999
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	4,515
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	140,000
Sub Total - (Statutory Fees)	TRUE	$	152,995
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,055,975
Development Costs (incl. Land)		$	1,287,100
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	6,436
FINANCE - Line Fee		$	3,218
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	17,153
TOTAL DEVELOPMENT COSTS		**$**	**1,304,254**
Development Profit		$	106,246
ROC (Ex Finance)			8.3%
ROC (In Finance)			8.1%

Project Feasibility - Scenario 13b

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,980,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,980,000
	1,800,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,980,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			59,400
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			30,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			89,400
Less: GST		10.00%	198,000
NET REALISATION			**1,692,600**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	220,000
-LAND - Stamp Duty		$	6,125
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	231,125
Construction Costs			
-CONST - Residential		$	819,000
-CONST - driveway		$	27,020
-CONST - landscaping		$	15,300
-CONST - turf		$	2,610
-CONST -fencing		$	20,000
-CONST - Balcony		$	-
-CONST - Garage		$	80,750
-CONST - Contingency		$	48,234
Sub Total - (Construction Costs)	TRUE	$	1,012,914
Professional Fees			
-PROF FEE - (all disciplines)		$	50,646
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	50,646
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	5,318
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	140,000
Sub Total - (Statutory Fees)	TRUE	$	153,798
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,217,357
Development Costs (incl. Land)		$	1,448,482
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	7,242
FINANCE - Line Fee		$	3,621
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	18,364
TOTAL DEVELOPMENT COSTS		**$**	**1,466,846**
Development Profit		$	225,754
ROC (Ex Finance)			15.6%
ROC (In Finance)			15.4%

Project Feasibility - Scenario 14

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,700,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,700,000
	1,545,455		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,700,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			51,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			25,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			76,000
Less: GST		10.00%	170,000
NET REALISATION			**1,454,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	446,000
-LAND - Stamp Duty		$	14,035
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	465,035
Construction Costs			
-CONST - Residential		$	609,000
-CONST - driveway		$	34,020
-CONST - landscaping		$	8,550
-CONST - turf		$	5,580
-CONST -fencing		$	20,000
-CONST - Balcony		$	-
-CONST - Garage		$	140,250
-CONST - Contingency		$	40,870
Sub Total - (Construction Costs)	TRUE	$	858,270
Professional Fees			
-PROF FEE - (all disciplines)		$	42,914
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	42,914
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	4,506
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	112,000
Sub Total - (Statutory Fees)	TRUE	$	124,986
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,026,169
Development Costs (incl. Land)		$	1,491,204
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	7,456
FINANCE - Line Fee		$	3,728
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	18,684
TOTAL DEVELOPMENT COSTS		**$**	**1,509,888**
Development Profit		-$	55,888
ROC (Ex Finance)			-3.7%
ROC (In Finance)			-3.7%

Project Feasibility - Scenario 14a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			2,040,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		2,040,000
	1,854,545		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**2,040,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			61,200
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			30,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			91,200
Less: GST	10.00%		204,000
NET REALISATION			**1,744,800**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	446,000
-LAND - Stamp Duty		$	14,035
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	465,035
Construction Costs			
-CONST - Residential		$	630,000
-CONST - driveway		$	34,020
-CONST - landscaping		$	10,800
-CONST - turf		$	2,070
-CONST -fencing		$	24,000
-CONST - Balcony		$	-
-CONST - Garage		$	68,000
-CONST - Contingency		$	38,445
Sub Total - (Construction Costs)	TRUE	$	807,335
Professional Fees			
-PROF FEE - (all disciplines)		$	40,367
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	40,367
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	4,239
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	140,000
Sub Total - (Statutory Fees)	TRUE	$	152,719
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,000,420
Development Costs (incl. Land)		$	1,465,455
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	7,327
FINANCE - Line Fee		$	3,664
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	18,491
TOTAL DEVELOPMENT COSTS		**$**	**1,483,946**
Development Profit		$	260,854
ROC (Ex Finance)			17.8%
ROC (In Finance)			17.6%

Project Feasibility - Scenario 15

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,020,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,020,000
	927,273		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,020,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			30,600
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			15,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			45,600
Less: GST	10.00%		102,000
NET REALISATION			**872,400**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	350,000
-LAND - Stamp Duty		$	10,675
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	365,675
Construction Costs			
-CONST - Residential		$	516,600
-CONST - driveway		$	27,020
-CONST - landscaping		$	4,950
-CONST - turf		$	7,200
-CONST -fencing		$	12,000
-CONST - Balcony		$	-
-CONST - Garage		$	84,150
-CONST - Contingency		$	32,596
Sub Total - (Construction Costs)	TRUE	$	684,516
Professional Fees			
-PROF FEE - (all disciplines)		$	34,226
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	34,226
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	3,594
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	56,000
Sub Total - (Statutory Fees)	TRUE	$	68,074
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	786,816
Development Costs (incl. Land)		$	1,152,490
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	5,762
FINANCE - Line Fee		$	2,881
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	32,435
Sub Total - (Development Costs (incl. Land))		$	48,579
TOTAL DEVELOPMENT COSTS		**$**	**1,201,069**
Development Profit		-$	328,669
ROC (Ex Finance)			-28.5%
ROC (In Finance)			-27.4%

Project Feasibility - Scenario 15a

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				-
-G/R - Residential - 3BR				1,360,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		1,360,000
		1,236,364		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**1,360,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				40,800
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				20,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				60,800
Less: GST		10.00%		136,000
NET REALISATION				**1,163,200**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	280,000
-LAND - Stamp Duty			$	8,225
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	293,225
Construction Costs				
-CONST - Residential			$	546,000
-CONST - driveway			$	27,020
-CONST - landscaping			$	4,950
-CONST - turf			$	7,200
-CONST -fencing			$	16,000
-CONST - Balcony			$	-
-CONST - Garage			$	45,050
-CONST - Contingency			$	32,311
Sub Total - (Construction Costs)		TRUE	$	678,531
Professional Fees				
-PROF FEE - (all disciplines)			$	33,927
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	33,927
Statutory Fees				
-STAT FEE - Application fee			$	3,480
-STAT FEE - QLeave / PLSL			$	3,562
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	84,000
Sub Total - (Statutory Fees)		TRUE	$	96,042
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	808,500
Development Costs (incl. Land)			$	1,101,725
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	5,509
FINANCE - Line Fee			$	2,754
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	-
Sub Total - (Development Costs (incl. Land))			$	15,763
TOTAL DEVELOPMENT COSTS			**$**	**1,117,488**
Development Profit			$	45,712
ROC (Ex Finance)				4.1%
ROC (In Finance)				4.1%

Project Feasibility - Scenario 16

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			1,950,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,950,000
	1,772,727		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,950,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			58,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			30,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			88,500
Less: GST		10.00%	195,000
NET REALISATION			**1,666,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	215,000
-LAND - Stamp Duty		$	5,950
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	225,950
Construction Costs			
-CONST - Residential		$	957,000
-CONST - driveway		$	29,260
-CONST - landscaping		$	20,250
-CONST - turf		$	6,345
-CONST -fencing		$	4,000
-CONST - Balcony		$	21,250
-CONST - Garage		$	222,700
-CONST - Contingency		$	63,040
Sub Total - (Construction Costs)	TRUE	$	1,323,845
Professional Fees			
-PROF FEE - (all disciplines)		$	66,192
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	66,192
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	6,950
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	168,000
Sub Total - (Statutory Fees)	TRUE	$	183,430
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,573,468
Development Costs (incl. Land)		$	1,799,418
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	8,997
FINANCE - Line Fee		$	4,499
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	20,996
TOTAL DEVELOPMENT COSTS		**$**	**1,820,413**
Development Profit		-$	153,913
ROC (Ex Finance)			-8.6%
ROC (In Finance)			-8.5%

Project Feasibility - Scenario 16a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			2,600,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		2,600,000
	2,363,636		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**2,600,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			78,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			40,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			118,000
Less: GST		10.00%	260,000
NET REALISATION			**2,222,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	215,000
-LAND - Stamp Duty		$	5,950
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	225,950
Construction Costs			
-CONST - Residential		$	960,000
-CONST - driveway		$	29,260
-CONST - landscaping		$	14,400
-CONST - turf		$	5,760
-CONST -fencing		$	12,000
-CONST - Balcony		$	21,250
-CONST - Garage		$	222,700
-CONST - Contingency		$	63,269
Sub Total - (Construction Costs)	TRUE	$	1,328,639
Professional Fees			
-PROF FEE - (all disciplines)		$	66,432
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	66,432
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	6,975
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	224,000
Sub Total - (Statutory Fees)	TRUE	$	239,455
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,634,526
Development Costs (incl. Land)		$	1,860,476
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	9,302
FINANCE - Line Fee		$	4,651
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	21,454
TOTAL DEVELOPMENT COSTS		**$**	**1,881,929**
Development Profit		$	340,071
ROC (Ex Finance)			18.3%
ROC (In Finance)			18.1%

Project Feasibility - Scenario 16b

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			3,575,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		3,575,000
	3,250,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**3,575,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			107,250
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			55,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			162,250
Less: GST	10.00%		357,500
NET REALISATION			**3,055,250**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	215,000
-LAND - Stamp Duty		$	5,950
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	225,950
Construction Costs			
-CONST - Residential		$	1,554,000
-CONST - driveway		$	31,080
-CONST - landscaping		$	13,230
-CONST - turf		$	6,345
-CONST -fencing		$	4,000
-CONST - Balcony		$	42,500
-CONST - Garage		$	170,000
-CONST - Contingency		$	91,058
Sub Total - (Construction Costs)	TRUE	$	1,912,213
Professional Fees			
-PROF FEE - (all disciplines)		$	95,611
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	95,611
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	10,039
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	308,000
Sub Total - (Statutory Fees)	TRUE	$	326,519
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	2,334,343
Development Costs (incl. Land)		$	2,560,292
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	12,801
FINANCE - Line Fee		$	6,401
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	26,702
TOTAL DEVELOPMENT COSTS		**$**	**2,586,995**
Development Profit		$	468,255
ROC (Ex Finance)			18.3%
ROC (In Finance)			18.1%

Project Feasibility - Scenario 17

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			3,740,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		3,740,000
	3,400,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**3,740,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			112,200
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			55,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			167,200
Less: GST	10.00%		374,000
NET REALISATION			**3,198,800**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	215,000
-LAND - Stamp Duty		$	5,950
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	225,950
Construction Costs			
-CONST - Residential		$	1,554,000
-CONST - driveway		$	31,080
-CONST - landscaping		$	13,230
-CONST - turf		$	6,345
-CONST -fencing		$	4,000
-CONST - Balcony		$	42,500
-CONST - Garage		$	222,700
-CONST - Contingency		$	93,693
Sub Total - (Construction Costs)	TRUE	$	1,967,548
Professional Fees			
-PROF FEE - (all disciplines)		$	98,377
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	98,377
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	10,330
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	308,000
Sub Total - (Statutory Fees)	TRUE	$	326,810
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	2,392,735
Development Costs (incl. Land)		$	2,618,685
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	13,093
FINANCE - Line Fee		$	6,547
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	27,140
TOTAL DEVELOPMENT COSTS		**$**	**2,645,825**
Development Profit		$	552,975
ROC (Ex Finance)			21.1%
ROC (In Finance)			20.9%

Project Feasibility - Scenario 18

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				700,000
-G/R - Residential - 3BR				1,560,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		2,260,000
		2,054,545		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**2,260,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				67,800
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				30,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				97,800
Less: GST		10.00%		226,000
NET REALISATION				**1,936,200**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	365,000
-LAND - Stamp Duty			$	11,200
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	381,200
Construction Costs				
-CONST - Residential			$	801,000
-CONST - driveway			$	12,880
-CONST - landscaping			$	10,800
-CONST - turf			$	7,155
-CONST -fencing			$	-
-CONST - Balcony			$	24,000
-CONST - Garage			$	137,700
-CONST - Contingency			$	49,677
Sub Total - (Construction Costs)		TRUE	$	1,043,212
Professional Fees				
-PROF FEE - (all disciplines)			$	52,161
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	52,161
Statutory Fees				
-STAT FEE - Application fee			$	3,480
-STAT FEE - QLeave / PLSL			$	5,477
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	156,000
Sub Total - (Statutory Fees)		TRUE	$	169,957
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	1,265,329
Development Costs (incl. Land)			$	1,646,529
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	8,233
FINANCE - Line Fee			$	4,116
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	-
Sub Total - (Development Costs (incl. Land))			$	19,849
TOTAL DEVELOPMENT COSTS			**$**	**1,666,378**
Development Profit			$	269,822
ROC (Ex Finance)				16.4%
ROC (In Finance)				16.2%

Project Feasibility - Scenario 19

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			3,800,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		3,800,000
	3,454,545		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**3,800,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			114,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			50,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			164,000
Less: GST	10.00%		380,000
NET REALISATION			**3,256,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	478,000
-LAND - Stamp Duty		$	15,155
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	498,155
Construction Costs			
-CONST - Residential		$	1,419,000
-CONST - driveway		$	31,080
-CONST - landscaping		$	13,230
-CONST - turf		$	6,345
-CONST -fencing		$	4,000
-CONST - Balcony		$	42,500
-CONST - Garage		$	246,500
-CONST - Contingency		$	88,133
Sub Total - (Construction Costs)	TRUE	$	1,850,788
Professional Fees			
-PROF FEE - (all disciplines)		$	92,539
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	92,539
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	9,717
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	252,000
Sub Total - (Statutory Fees)	TRUE	$	270,197
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	2,213,524
Development Costs (incl. Land)		$	2,711,679
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	13,558
FINANCE - Line Fee		$	6,779
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	27,838
TOTAL DEVELOPMENT COSTS		**$**	**2,739,516**
Development Profit		$	516,484
ROC (Ex Finance)			19.0%
ROC (In Finance)			18.9%

Project Feasibility - Scenario 20

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				680,000
-G/R - Residential - 3BR				1,440,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		2,120,000
		1,927,273		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**2,120,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				63,600
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				30,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				93,600
Less: GST		10.00%		212,000
NET REALISATION				**1,814,400**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	300,000
-LAND - Stamp Duty			$	8,925
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	313,925
Construction Costs				
-CONST - Residential			$	801,000
-CONST - driveway			$	12,880
-CONST - landscaping			$	10,800
-CONST - turf			$	7,155
-CONST -fencing			$	-
-CONST - Balcony			$	24,000
-CONST - Garage			$	137,700
-CONST - Contingency			$	49,677
Sub Total - (Construction Costs)		TRUE	$	1,043,212
Professional Fees				
-PROF FEE - (all disciplines)			$	52,161
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	52,161
Statutory Fees				
-STAT FEE - Application fee			$	3,480
-STAT FEE - QLeave / PLSL			$	5,477
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	156,000
Sub Total - (Statutory Fees)		TRUE	$	169,957
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	1,265,329
Development Costs (incl. Land)			$	1,579,254
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	7,896
FINANCE - Line Fee			$	3,948
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	-
Sub Total - (Development Costs (incl. Land))			$	19,344
TOTAL DEVELOPMENT COSTS			**$**	**1,598,599**
Development Profit			$	215,801
ROC (Ex Finance)				13.7%
ROC (In Finance)				13.5%

Project Feasibility - Scenario 21

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			3,100,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		3,100,000
	2,818,182		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**3,100,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			93,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			50,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			143,000
Less: GST	10.00%		310,000
NET REALISATION			**2,647,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	355,000
-LAND - Stamp Duty		$	10,850
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	370,850
Construction Costs			
-CONST - Residential		$	1,419,000
-CONST - driveway		$	31,080
-CONST - landscaping		$	13,230
-CONST - turf		$	6,345
-CONST -fencing		$	4,000
-CONST - Balcony		$	42,500
-CONST - Garage		$	246,500
-CONST - Contingency		$	88,133
Sub Total - (Construction Costs)	TRUE	$	1,850,788
Professional Fees			
-PROF FEE - (all disciplines)		$	92,539
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	92,539
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	9,717
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	252,000
Sub Total - (Statutory Fees)	TRUE	$	270,197
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	2,213,524
Development Costs (incl. Land)		$	2,584,374
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	12,922
FINANCE - Line Fee		$	6,461
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	26,883
TOTAL DEVELOPMENT COSTS		**$**	**2,611,257**
Development Profit		$	35,743
ROC (Ex Finance)			1.4%
ROC (In Finance)			1.4%

Project Feasibility - Scenario 22

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			600,000
-G/R - Residential - 3BR			1,320,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		1,920,000
	1,745,455		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**1,920,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			57,600
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			30,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			87,600
Less: GST	10.00%		192,000
NET REALISATION			**1,640,400**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	296,000
-LAND - Stamp Duty		$	8,785
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	309,785
Construction Costs			
-CONST - Residential		$	801,000
-CONST - driveway		$	12,880
-CONST - landscaping		$	10,800
-CONST - turf		$	7,155
-CONST -fencing		$	-
-CONST - Balcony		$	24,000
-CONST - Garage		$	137,700
-CONST - Contingency		$	49,677
Sub Total - (Construction Costs)	TRUE	$	1,043,212
Professional Fees			
-PROF FEE - (all disciplines)		$	52,161
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	52,161
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	5,477
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	156,000
Sub Total - (Statutory Fees)	TRUE	$	169,957
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,265,329
Development Costs (incl. Land)		$	1,575,114
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	7,876
FINANCE - Line Fee		$	3,938
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	19,313
TOTAL DEVELOPMENT COSTS		**$**	**1,594,428**
Development Profit		$	45,972
ROC (Ex Finance)			2.9%
ROC (In Finance)			2.9%

Project Feasibility - Scenario 23

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			3,100,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		3,100,000
	2,818,182		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**3,100,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			93,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			50,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			143,000
Less: GST	10.00%		310,000
NET REALISATION			**2,647,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	355,000
-LAND - Stamp Duty		$	10,850
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	370,850
Construction Costs			
-CONST - Residential		$	1,419,000
-CONST - driveway		$	31,080
-CONST - landscaping		$	13,230
-CONST - turf		$	6,345
-CONST -fencing		$	4,000
-CONST - Balcony		$	42,500
-CONST - Garage		$	246,500
-CONST - Contingency		$	88,133
Sub Total - (Construction Costs)	TRUE	$	1,850,788
Professional Fees			
-PROF FEE - (all disciplines)		$	92,539
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	92,539
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	9,717
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	252,000
Sub Total - (Statutory Fees)	TRUE	$	270,197
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	2,213,524
Development Costs (incl. Land)		$	2,584,374
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	12,922
FINANCE - Line Fee		$	6,461
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	26,883
TOTAL DEVELOPMENT COSTS		**$**	**2,611,257**
Development Profit		$	35,743
ROC (Ex Finance)			1.4%
ROC (In Finance)			1.4%

Project Feasibility - Scenario 23a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			4,080,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		4,080,000
	3,709,091		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**4,080,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			122,400
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			60,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			182,400
Less: GST	10.00%		408,000
NET REALISATION			**3,489,600**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	301,000
-LAND - Stamp Duty		$	8,960
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	314,960
Construction Costs			
-CONST - Residential		$	1,650,000
-CONST - driveway		$	50,400
-CONST - landscaping		$	14,940
-CONST - turf		$	3,375
-CONST -fencing		$	-
-CONST - Balcony		$	42,500
-CONST - Garage		$	261,800
-CONST - Contingency		$	101,151
Sub Total - (Construction Costs)	TRUE	$	2,124,166
Professional Fees			
-PROF FEE - (all disciplines)		$	106,208
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	106,208
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	11,152
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	308,000
Sub Total - (Statutory Fees)	TRUE	$	327,632
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	2,558,006
Development Costs (incl. Land)		$	2,872,966
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	14,365
FINANCE - Line Fee		$	7,182
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	29,047
TOTAL DEVELOPMENT COSTS		**$**	**2,902,013**
Development Profit		$	587,587
ROC (Ex Finance)			20.5%
ROC (In Finance)			20.2%

Project Feasibility - Scenario 24

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			800,000
-G/R - Residential - 3BR			1,800,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		2,600,000
	2,363,636		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**2,600,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			78,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			30,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			108,000
Less: GST	10.00%		260,000
NET REALISATION			**2,232,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	313,000
-LAND - Stamp Duty		$	9,380
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	327,380
Construction Costs			
-CONST - Residential		$	801,000
-CONST - driveway		$	12,880
-CONST - landscaping		$	10,800
-CONST - turf		$	7,155
-CONST -fencing		$	-
-CONST - Balcony		$	24,000
-CONST - Garage		$	137,700
-CONST - Contingency		$	49,677
Sub Total - (Construction Costs)	TRUE	$	1,043,212
Professional Fees			
-PROF FEE - (all disciplines)		$	52,161
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	52,161
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	5,477
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	156,000
Sub Total - (Statutory Fees)	TRUE	$	169,957
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,265,329
Development Costs (incl. Land)		$	1,592,709
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	7,964
FINANCE - Line Fee		$	3,982
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	19,445
TOTAL DEVELOPMENT COSTS		**$**	**1,612,154**
Development Profit		$	619,846
ROC (Ex Finance)			38.9%
ROC (In Finance)			38.4%

Project Feasibility - Scenario 25

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			-
-G/R - Residential - 3BR			4,300,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		4,300,000
	3,909,091		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**4,300,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			129,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			50,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			179,000
Less: GST	10.00%		430,000
NET REALISATION			**3,691,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	540,000
-LAND - Stamp Duty		$	17,325
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	562,325
Construction Costs			
-CONST - Residential		$	1,464,000
-CONST - driveway		$	41,580
-CONST - landscaping		$	18,000
-CONST - turf		$	3,375
-CONST -fencing		$	-
-CONST - Balcony		$	42,500
-CONST - Garage		$	261,800
-CONST - Contingency		$	91,563
Sub Total - (Construction Costs)	TRUE	$	1,922,818
Professional Fees			
-PROF FEE - (all disciplines)		$	96,141
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	96,141
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	10,095
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	252,000
Sub Total - (Statutory Fees)	TRUE	$	270,575
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	2,289,533
Development Costs (incl. Land)		$	2,851,858
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	14,259
FINANCE - Line Fee		$	7,130
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	28,889
TOTAL DEVELOPMENT COSTS		**$**	**2,880,747**
Development Profit		$	810,253
ROC (Ex Finance)			28.4%
ROC (In Finance)			28.1%

Project Feasibility - Scenario 26

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			1,640,000
-G/R - Residential - 3BR			1,720,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		3,360,000
	3,054,545		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**3,360,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			100,800
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			40,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			140,800
Less: GST	10.00%		336,000
NET REALISATION			**2,883,200**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	448,000
-LAND - Stamp Duty		$	14,105
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	467,105
Construction Costs			
-CONST - Residential		$	900,000
-CONST - driveway		$	20,580
-CONST - landscaping		$	14,400
-CONST - turf		$	6,345
-CONST -fencing		$	-
-CONST - Balcony		$	64,000
-CONST - Garage		$	290,700
-CONST - Contingency		$	64,801
Sub Total - (Construction Costs)	TRUE	$	1,360,826
Professional Fees			
-PROF FEE - (all disciplines)		$	68,041
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	68,041
Statutory Fees			
-STAT FEE - Application fee		$	3,480
-STAT FEE - QLeave / PLSL		$	7,144
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	172,000
Sub Total - (Statutory Fees)	TRUE	$	187,624
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	1,616,492
Development Costs (incl. Land)		$	2,083,597
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	10,418
FINANCE - Line Fee		$	5,209
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	23,127
TOTAL DEVELOPMENT COSTS		**$**	**2,106,724**
Development Profit		$	776,476
ROC (Ex Finance)			37.3%
ROC (In Finance)			36.9%

Project Feasibility - Scenario 27

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				2,460,000
-G/R - Residential - 3BR				6,020,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		8,480,000
		7,709,091		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**8,480,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				254,400
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				100,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				354,400
Less: GST		10.00%		848,000
NET REALISATION				**7,277,600**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	448,000
-LAND - Stamp Duty			$	14,105
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	467,105
Construction Costs				
-CONST - Residential			$	3,764,750
-CONST - driveway			$	28,000
-CONST - landscaping			$	30,600
-CONST - turf			$	2,250
-CONST -fencing			$	16,000
-CONST - Balcony			$	175,000
-CONST - Garage			$	5,429,250
-CONST - Contingency			$	472,293
Sub Total - (Construction Costs)		TRUE	$	9,918,143
Professional Fees				
-PROF FEE - (all disciplines)			$	495,907
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	495,907
Statutory Fees				
-STAT FEE - Application fee			$	5,780
-STAT FEE - QLeave / PLSL			$	52,070
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	496,000
Sub Total - (Statutory Fees)		TRUE	$	558,850
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	10,972,900
Development Costs (incl. Land)			$	11,440,005
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	57,200
FINANCE - Line Fee			$	28,600
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	-
Sub Total - (Development Costs (incl. Land))			$	93,300
TOTAL DEVELOPMENT COSTS			**$**	**11,533,305**
Development Profit			-$	4,255,705
ROC (Ex Finance)				-37.2%
ROC (In Finance)				-36.9%

Project Feasibility - Scenario 27a

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				2,460,000
-G/R - Residential - 3BR				6,020,000
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		8,480,000
		7,709,091		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**8,480,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				254,400
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				100,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				354,400
Less: GST		10.00%		848,000
NET REALISATION				**7,277,600**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	448,000
-LAND - Stamp Duty			$	14,105
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	467,105
Construction Costs				
-CONST - Residential			$	3,764,750
-CONST - driveway			$	28,000
-CONST - landscaping			$	30,600
-CONST - turf			$	2,250
-CONST -fencing			$	16,000
-CONST - Balcony			$	175,000
-CONST - Garage			$	2,494,350
-CONST - Contingency			$	325,548
Sub Total - (Construction Costs)		TRUE	$	6,836,498
Professional Fees				
-PROF FEE - (all disciplines)			$	341,825
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	341,825
Statutory Fees				
-STAT FEE - Application fee			$	5,780
-STAT FEE - QLeave / PLSL			$	35,892
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	496,000
Sub Total - (Statutory Fees)		TRUE	$	542,672
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	7,720,994
Development Costs (incl. Land)			$	8,188,099
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	40,940
FINANCE - Line Fee			$	20,470
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	-
Sub Total - (Development Costs (incl. Land))			$	68,911
TOTAL DEVELOPMENT COSTS			**$**	**8,257,010**
Development Profit			-$	979,410
ROC (Ex Finance)				-12.0%
ROC (In Finance)				-11.9%

Project Feasibility - Scenario 28

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			4,000,000
-G/R - Residential - 3BR			2,250,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		6,250,000
	5,681,818		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**6,250,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			187,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			75,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			262,500
Less: GST	10.00%		625,000
NET REALISATION			**5,362,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	551,000
-LAND - Stamp Duty		$	17,820
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	573,820
Construction Costs			
-CONST - Residential		$	2,205,200
-CONST - driveway		$	13,160
-CONST - landscaping		$	18,000
-CONST - turf		$	6,570
-CONST -fencing		$	22,240
-CONST - Balcony		$	84,000
-CONST - Garage		$	3,434,250
-CONST - Contingency		$	289,171
Sub Total - (Construction Costs)	TRUE	$	6,072,591
Professional Fees			
-PROF FEE - (all disciplines)		$	303,630
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	303,630
Statutory Fees			
-STAT FEE - Application fee		$	5,780
-STAT FEE - QLeave / PLSL		$	31,881
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	332,000
Sub Total - (Statutory Fees)	TRUE	$	374,661
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	6,750,882
Development Costs (incl. Land)		$	7,324,702
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	36,624
FINANCE - Line Fee		$	18,312
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	62,435
TOTAL DEVELOPMENT COSTS		**$**	**7,387,137**
Development Profit		-$	2,024,637
ROC (Ex Finance)			-27.6%
ROC (In Finance)			-27.4%

Project Feasibility - Scenario 28a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			8,000,000
-G/R - Residential - 3BR			-
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		8,000,000
	7,272,727		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**8,000,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			240,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			100,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			340,000
Less: GST	10.00%		800,000
NET REALISATION			**6,860,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	551,000
-LAND - Stamp Duty		$	17,820
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	573,820
Construction Costs			
-CONST - Residential		$	2,205,200
-CONST - driveway		$	13,160
-CONST - landscaping		$	18,000
-CONST - turf		$	6,570
-CONST -fencing		$	22,240
-CONST - Balcony		$	84,000
-CONST - Garage		$	1,439,250
-CONST - Contingency		$	189,421
Sub Total - (Construction Costs)	TRUE	$	3,977,841
Professional Fees			
-PROF FEE - (all disciplines)		$	198,892
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	198,892
Statutory Fees			
-STAT FEE - Application fee		$	5,780
-STAT FEE - QLeave / PLSL		$	20,884
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	418,000
Sub Total - (Statutory Fees)	TRUE	$	449,664
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	4,626,397
Development Costs (incl. Land)		$	5,200,217
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	26,001
FINANCE - Line Fee		$	13,001
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	46,502
TOTAL DEVELOPMENT COSTS		**$**	**5,246,718**
Development Profit		$	1,613,282
ROC (Ex Finance)			31.0%
ROC (In Finance)			30.7%

Project Feasibility - Scenario 29

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			4,000,000
-G/R - Residential - 3BR			2,250,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		6,250,000
	5,681,818		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**6,250,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			187,500
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			75,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			262,500
Less: GST	10.00%		625,000
NET REALISATION			**5,362,500**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	551,000
-LAND - Stamp Duty		$	17,820
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	573,820
Construction Costs			
-CONST - Residential		$	2,205,200
-CONST - driveway		$	13,160
-CONST - landscaping		$	18,000
-CONST - turf		$	6,570
-CONST -fencing		$	22,240
-CONST - Balcony		$	84,000
-CONST - Garage		$	3,434,250
-CONST - Contingency		$	289,171
Sub Total - (Construction Costs)	TRUE	$	6,072,591
Professional Fees			
-PROF FEE - (all disciplines)		$	303,630
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	303,630
Statutory Fees			
-STAT FEE - Application fee		$	5,780
-STAT FEE - QLeave / PLSL		$	31,881
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	332,000
Sub Total - (Statutory Fees)	TRUE	$	374,661
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	6,750,882
Development Costs (incl. Land)		$	7,324,702
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	36,624
FINANCE - Line Fee		$	18,312
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	62,435
TOTAL DEVELOPMENT COSTS		**$**	**7,387,137**
Development Profit		-$	2,024,637
ROC (Ex Finance)			-27.6%
ROC (In Finance)			-27.4%

Project Feasibility - Scenario 30

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			5,200,000
-G/R - Residential - 3BR			-
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		5,200,000
	4,727,273		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**5,200,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			156,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			100,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			256,000
Less: GST	10.00%		520,000
NET REALISATION			**4,424,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	265,000
-LAND - Stamp Duty		$	7,700
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	277,700
Construction Costs			
-CONST - Residential		$	2,205,200
-CONST - driveway		$	13,160
-CONST - landscaping		$	18,000
-CONST - turf		$	6,570
-CONST -fencing		$	22,400
-CONST - Balcony		$	84,000
-CONST - Garage		$	1,439,250
-CONST - Contingency		$	189,429
Sub Total - (Construction Costs)	TRUE	$	3,978,009
Professional Fees			
-PROF FEE - (all disciplines)		$	198,900
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	198,900
Statutory Fees			
-STAT FEE - Application fee		$	5,780
-STAT FEE - QLeave / PLSL		$	20,885
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	440,000
Sub Total - (Statutory Fees)	TRUE	$	471,665
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	4,648,574
Development Costs (incl. Land)		$	4,926,274
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	24,631
FINANCE - Line Fee		$	12,316
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	44,447
TOTAL DEVELOPMENT COSTS		**$**	**4,970,721**
Development Profit		-$	546,721
ROC (Ex Finance)			-11.1%
ROC (In Finance)			-11.0%

Project Feasibility - Scenario 31

REVENUE				
Gross Realisation - Resi Sales (In. GST)				
-G/R - Residential - 1BR				-
-G/R - Residential - 2BR				5,250,000
-G/R - Residential - 3BR				-
-G/R - Residential - HOUSE				-
-G/R - Residential - OTHER				-
Sub Total (Residentials)		TRUE		5,250,000
		4,772,727		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)				
G/R - Commercial				-
G/R - Industrial				-
G/R - Retail				-
G/R - Other				-
Sub Total (Non Residentials)		TRUE		-
GROSS REALISATION				**5,250,000**
Less: Selling/Leasing Costs				
-COMMS - Residential				157,500
-COMMS - Non Residential				-
-LEASING - Non Residential				-
-SELLING - Residential				75,000
-SELLING - Non Residential				-
Sub Total (Selling/Leasing Costs)				232,500
Less: GST		10.00%		525,000
NET REALISATION				**4,492,500**
DEVELOPMENT COSTS (Exc of GST)				
Land Purchase				
-LAND - Purchase Price			$	405,000
-LAND - Stamp Duty			$	12,600
-LAND - Legals			$	5,000
0			$	-
Sub Total - (Land Purchase)		TRUE	$	422,600
Construction Costs				
-CONST - Residential			$	2,358,750
-CONST - driveway			$	35,140
-CONST - landscaping			$	10,980
-CONST - turf			$	2,340
-CONST -fencing			$	-
-CONST - Balcony			$	120,000
-CONST - Garage			$	294,100
-CONST - Contingency			$	141,066
Sub Total - (Construction Costs)		TRUE	$	2,962,376
Professional Fees				
-PROF FEE - (all disciplines)			$	148,119
-PROF FEE - DM			$	-
-PROF FEE - PM			$	-
-PROF FEE - Architect			$	-
-PROF FEE - Surveyor			$	-
-PROF FEE - Town Planner			$	-
-PROF FEE - Civil Engineer			$	-
-PROF FEE - Structural Engineer			$	-
-PROF FEE - Traffic Engineer			$	-
-PROF FEE - Geotechnical Engineer			$	-
-PROF FEE - Economics Consultant			$	-
-PROF FEE - Other Consultants			$	-
Sub Total - (Professional Fees)		TRUE	$	148,119
Statutory Fees				
-STAT FEE - Application fee			$	5,780
-STAT FEE - QLeave / PLSL			$	15,552
-STAT FEE - Certifier			$	2,500
-STAT FEE - BA (QFRS)			$	2,500
-STAT FEE - Infrustructure Charges			$	308,000
Sub Total - (Statutory Fees)		TRUE	$	334,332
Miscellaneous Costs				
Sub Total - (Miscellaneous Costs)		TRUE	$	-
Development Costs (excl. Land & Finance)			$	3,444,827
Development Costs (incl. Land)			$	3,867,427
Finance Costs				
FINANCE - Valuation Fee			$	7,500
FINANCE - Establishment Fee			$	19,337
FINANCE - Line Fee			$	9,669
FINANCE - Interest - Land Loan	}			
FINANCE - Interest - Const Loan	} combined		$	-
Sub Total - (Development Costs (incl. Land))			$	36,506
TOTAL DEVELOPMENT COSTS			**$**	**3,903,932**
Development Profit			$	588,568
ROC (Ex Finance)				15.2%
ROC (In Finance)				15.1%

Project Feasibility - Scenario 32

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			4,640,000
-G/R - Residential - 3BR			2,560,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		7,200,000
	6,545,455		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**7,200,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			216,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			120,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			336,000
Less: GST		10.00%	720,000
NET REALISATION			**6,144,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	265,000
-LAND - Stamp Duty		$	7,700
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	277,700
Construction Costs			
-CONST - Residential		$	3,315,200
-CONST - driveway		$	13,020
-CONST - landscaping		$	22,500
-CONST - turf		$	7,200
-CONST -fencing		$	21,600
-CONST - Balcony		$	130,000
-CONST - Garage		$	5,429,250
-CONST - Contingency		$	446,939
Sub Total - (Construction Costs)	TRUE	$	9,385,709
Professional Fees			
-PROF FEE - (all disciplines)		$	469,285
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	469,285
Statutory Fees			
-STAT FEE - Application fee		$	5,780
-STAT FEE - QLeave / PLSL		$	49,275
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	548,000
Sub Total - (Statutory Fees)	TRUE	$	608,055
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	5,429,250
Development Costs (excl. Land & Finance)		$	15,892,299
Development Costs (incl. Land)		$	16,169,999
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	80,850
FINANCE - Line Fee		$	40,425
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	128,775
TOTAL DEVELOPMENT COSTS		**$**	**16,298,774**
Development Profit		-$	10,154,774
ROC (Ex Finance)			-62.8%
ROC (In Finance)			-62.3%

Project Feasibility - Scenario 33

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			7,500,000
-G/R - Residential - 3BR			16,960,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		24,460,000
	22,236,364		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**24,460,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			733,800
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			235,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			968,800
Less: GST	10.00%		2,446,000
NET REALISATION			**21,045,200**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	650,000
-LAND - Stamp Duty		$	22,275
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	677,275
Construction Costs			
-CONST - Residential		$	7,958,700
-CONST - driveway		$	29,680
-CONST - landscaping		$	60,390
-CONST - turf		$	3,600
-CONST -fencing		$	20,800
-CONST - Balcony		$	364,000
-CONST - Garage		$	4,981,470
-CONST - Contingency		$	670,932
Sub Total - (Construction Costs)	TRUE	$	14,089,572
Professional Fees			
-PROF FEE - (all disciplines)		$	704,479
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	704,479
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	73,970
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	1,170,000
Sub Total - (Statutory Fees)	TRUE	$	1,260,520
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	16,054,571
Development Costs (incl. Land)		$	16,731,846
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	83,659
FINANCE - Line Fee		$	41,830
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	132,989
TOTAL DEVELOPMENT COSTS		**$**	**16,864,835**
Development Profit		$	4,180,365
ROC (Ex Finance)			25.0%
ROC (In Finance)			24.8%

Project Feasibility - Scenario 35

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			4,350,000
-G/R - Residential - 3BR			10,240,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		14,590,000
	13,263,636		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**14,590,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			437,700
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			235,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			672,700
Less: GST	10.00%		1,459,000
NET REALISATION			**12,458,300**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	630,000
-LAND - Stamp Duty		$	21,375
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	656,375
Construction Costs			
-CONST - Residential		$	5,953,300
-CONST - driveway		$	29,680
-CONST - landscaping		$	25,830
-CONST - turf		$	16,515
-CONST -fencing		$	20,800
-CONST - Balcony		$	260,000
-CONST - Garage		$	5,397,195
-CONST - Contingency		$	585,166
Sub Total - (Construction Costs)	TRUE	$	12,288,486
Professional Fees			
-PROF FEE - (all disciplines)		$	614,424
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	614,424
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	64,515
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	1,170,000
Sub Total - (Statutory Fees)	TRUE	$	1,251,065
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	14,153,975
Development Costs (incl. Land)		$	14,810,350
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	74,052
FINANCE - Line Fee		$	37,026
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	118,578
TOTAL DEVELOPMENT COSTS		**$**	**14,928,927**
Development Profit		-$	2,470,627
ROC (Ex Finance)			-16.7%
ROC (In Finance)			-16.5%

Project Feasibility - Scenario 36

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			20,640,000
-G/R - Residential - 3BR			21,160,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		41,800,000
	38,000,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**41,800,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			1,254,000
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			470,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			1,724,000
Less: GST	10.00%		4,180,000
NET REALISATION			**35,896,000**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	1,100,000
-LAND - Stamp Duty		$	43,425
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	1,148,425
Construction Costs			
-CONST - Residential		$	18,592,000
-CONST - driveway		$	49,840
-CONST - landscaping		$	88,470
-CONST - turf		$	6,930
-CONST -fencing		$	24,000
-CONST - Balcony		$	660,000
-CONST - Garage		$	12,601,575
-CONST - Contingency		$	1,601,141
Sub Total - (Construction Costs)	TRUE	$	33,623,956
Professional Fees			
-PROF FEE - (all disciplines)		$	1,681,198
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	1,681,198
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	176,526
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	2,260,000
Sub Total - (Statutory Fees)	TRUE	$	2,453,076
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	37,758,229
Development Costs (incl. Land)		$	38,906,654
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	194,533
FINANCE - Line Fee		$	97,267
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	299,300
TOTAL DEVELOPMENT COSTS		**$**	**39,205,954**
Development Profit		-$	3,309,954
ROC (Ex Finance)			-8.5%
ROC (In Finance)			-8.4%

Project Feasibility - Scenario 36a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			21,600,000
-G/R - Residential - 3BR			22,540,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		44,140,000
	40,127,273		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**44,140,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			1,324,200
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			470,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			1,794,200
Less: GST	10.00%		4,414,000
NET REALISATION			**37,931,800**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	1,100,000
-LAND - Stamp Duty		$	43,425
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	1,148,425
Construction Costs			
-CONST - Residential		$	18,592,000
-CONST - driveway		$	49,840
-CONST - landscaping		$	88,470
-CONST - turf		$	6,930
-CONST -fencing		$	24,000
-CONST - Balcony		$	660,000
-CONST - Garage		$	5,650,575
-CONST - Contingency		$	1,253,591
Sub Total - (Construction Costs)	TRUE	$	26,325,406
Professional Fees			
-PROF FEE - (all disciplines)		$	1,316,270
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	1,316,270
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	138,208
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	2,260,000
Sub Total - (Statutory Fees)	TRUE	$	2,414,758
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	30,056,434
Development Costs (incl. Land)		$	31,204,859
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	156,024
FINANCE - Line Fee		$	78,012
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	241,536
TOTAL DEVELOPMENT COSTS		**$**	**31,446,396**
Development Profit		$	6,485,404
ROC (Ex Finance)			20.8%
ROC (In Finance)			20.6%

Project Feasibility - Scenario 37

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			8,700,000
-G/R - Residential - 3BR			10,240,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		18,940,000
	17,218,182		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**18,940,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			568,200
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			310,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			878,200
Less: GST	10.00%		1,894,000
NET REALISATION			**16,167,800**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	1,030,000
-LAND - Stamp Duty		$	39,750
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	1,074,750
Construction Costs			
-CONST - Residential		$	12,384,000
-CONST - driveway		$	49,840
-CONST - landscaping		$	88,380
-CONST - turf		$	6,885
-CONST -fencing		$	24,000
-CONST - Balcony		$	504,000
-CONST - Garage		$	7,967,460
-CONST - Contingency		$	1,051,228
Sub Total - (Construction Costs)	TRUE	$	22,075,793
Professional Fees			
-PROF FEE - (all disciplines)		$	1,103,790
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	1,103,790
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	115,898
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	1,472,000
Sub Total - (Statutory Fees)	TRUE	$	1,604,448
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	24,784,031
Development Costs (incl. Land)		$	25,858,781
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	129,294
FINANCE - Line Fee		$	64,647
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	205,445
Sub Total - (Development Costs (incl. Land))		$	406,886
TOTAL DEVELOPMENT COSTS		**$**	**26,265,667**
Development Profit		-$	10,097,867
ROC (Ex Finance)			-39.1%
ROC (In Finance)			-38.4%

Project Feasibility - Scenario 37a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			8,700,000
-G/R - Residential - 3BR			10,240,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		18,940,000
	17,218,182		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**18,940,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			568,200
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			310,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			878,200
Less: GST	10.00%		1,894,000
NET REALISATION			**16,167,800**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	1,030,000
-LAND - Stamp Duty		$	39,750
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	1,074,750
Construction Costs			
-CONST - Residential		$	12,384,000
-CONST - driveway		$	49,840
-CONST - landscaping		$	88,380
-CONST - turf		$	6,885
-CONST -fencing		$	24,000
-CONST - Balcony		$	504,000
-CONST - Garage		$	7,967,460
-CONST - Contingency		$	1,051,228
Sub Total - (Construction Costs)	TRUE	$	22,075,793
Professional Fees			
-PROF FEE - (all disciplines)		$	1,103,790
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	1,103,790
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	115,898
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	1,472,000
Sub Total - (Statutory Fees)	TRUE	$	1,604,448
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	24,784,031
Development Costs (incl. Land)		$	25,858,781
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	129,294
FINANCE - Line Fee		$	64,647
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	205,445
Sub Total - (Development Costs (incl. Land))		$	406,886
TOTAL DEVELOPMENT COSTS		**$**	**26,265,667**
Development Profit		-$	10,097,867
ROC (Ex Finance)			-39.1%
ROC (In Finance)			-38.4%

Project Feasibility - Scenario 38

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			9,000,000
-G/R - Residential - 3BR			10,560,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		19,560,000
	17,781,818		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**19,560,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			586,800
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			310,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			896,800
Less: GST	10.00%		1,956,000
NET REALISATION			**16,707,200**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	725,000
-LAND - Stamp Duty		$	25,650
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	755,650
Construction Costs			
-CONST - Residential		$	12,384,000
-CONST - driveway		$	49,840
-CONST - landscaping		$	88,380
-CONST - turf		$	6,885
-CONST -fencing		$	24,000
-CONST - Balcony		$	504,000
-CONST - Garage		$	7,967,460
-CONST - Contingency		$	1,051,228
Sub Total - (Construction Costs)	TRUE	$	22,075,793
Professional Fees			
-PROF FEE - (all disciplines)		$	1,103,790
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	1,103,790
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	115,898
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	1,472,000
Sub Total - (Statutory Fees)	TRUE	$	1,604,448
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	24,784,031
Development Costs (incl. Land)		$	25,539,681
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	127,698
FINANCE - Line Fee		$	63,849
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	78,098
Sub Total - (Development Costs (incl. Land))		$	277,145
TOTAL DEVELOPMENT COSTS		**$**	**25,816,826**
Development Profit		-$	9,109,626
ROC (Ex Finance)			-35.7%
ROC (In Finance)			-35.3%

Project Feasibility - Scenario 38a

REVENUE			
Gross Realisation - Resi Sales (In. GST)			
-G/R - Residential - 1BR			-
-G/R - Residential - 2BR			10,500,000
-G/R - Residential - 3BR			12,160,000
-G/R - Residential - HOUSE			-
-G/R - Residential - OTHER			-
Sub Total (Residentials)	TRUE		22,660,000
	20,600,000		**<<< Exc GST**
Gross Realisation - Non-Resi Sales (Ex. GST)			
G/R - Commercial			-
G/R - Industrial			-
G/R - Retail			-
G/R - Other			-
Sub Total (Non Residentials)	TRUE		-
GROSS REALISATION			**22,660,000**
Less: Selling/Leasing Costs			
-COMMS - Residential			679,800
-COMMS - Non Residential			-
-LEASING - Non Residential			-
-SELLING - Residential			310,000
-SELLING - Non Residential			-
Sub Total (Selling/Leasing Costs)			989,800
Less: GST	10.00%		2,266,000
NET REALISATION			**19,404,200**
DEVELOPMENT COSTS (Exc of GST)			
Land Purchase			
-LAND - Purchase Price		$	725,000
-LAND - Stamp Duty		$	25,650
-LAND - Legals		$	5,000
0		$	-
Sub Total - (Land Purchase)	TRUE	$	755,650
Construction Costs			
-CONST - Residential		$	12,384,000
-CONST - driveway		$	49,840
-CONST - landscaping		$	88,380
-CONST - turf		$	6,885
-CONST -fencing		$	24,000
-CONST - Balcony		$	504,000
-CONST - Garage		$	3,339,060
-CONST - Contingency		$	819,808
Sub Total - (Construction Costs)	TRUE	$	17,215,973
Professional Fees			
-PROF FEE - (all disciplines)		$	860,799
-PROF FEE - DM		$	-
-PROF FEE - PM		$	-
-PROF FEE - Architect		$	-
-PROF FEE - Surveyor		$	-
-PROF FEE - Town Planner		$	-
-PROF FEE - Civil Engineer		$	-
-PROF FEE - Structural Engineer		$	-
-PROF FEE - Traffic Engineer		$	-
-PROF FEE - Geotechnical Engineer		$	-
-PROF FEE - Economics Consultant		$	-
-PROF FEE - Other Consultants		$	-
Sub Total - (Professional Fees)	TRUE	$	860,799
Statutory Fees			
-STAT FEE - Application fee		$	11,550
-STAT FEE - QLeave / PLSL		$	90,384
-STAT FEE - Certifier		$	2,500
-STAT FEE - BA (QFRS)		$	2,500
-STAT FEE - Infrustructure Charges		$	1,472,000
Sub Total - (Statutory Fees)	TRUE	$	1,578,934
Miscellaneous Costs			
Sub Total - (Miscellaneous Costs)	TRUE	$	-
Development Costs (excl. Land & Finance)		$	19,655,706
Development Costs (incl. Land)		$	20,411,356
Finance Costs			
FINANCE - Valuation Fee		$	7,500
FINANCE - Establishment Fee		$	102,057
FINANCE - Line Fee		$	51,028
FINANCE - Interest - Land Loan	}		
FINANCE - Interest - Const Loan	} combined	$	-
Sub Total - (Development Costs (incl. Land))		$	160,585
TOTAL DEVELOPMENT COSTS		**$**	**20,571,941**
Development Profit		-$	1,167,741
ROC (Ex Finance)			-5.7%
ROC (In Finance)			-5.7%

Section 4 - Real Estate Market Research Data

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
Grove Avenue	Arana Hills	602	Derelict dwelling house -	$275,000.00	4/05/2013					Derelict dwelling house - Corner lot opposite shopping centre - opportunity for Plex or low rise
Patricks Rd	Arana Hills	607	2 storey old house - 3 bed, 1 bath, 2 car	$345,000.00	5/03/2013					
Hoxton Street	Arana Hills	607	2 storey old house - 3 bed, 1 bath	$352,000.00	22/08/2012					
Patricks Rd	Arana Hills	607	2 storey old house - 3 bed, 1 bath, 2 car	$365,000.00	15/04/2013					
Narellan St	Arana Hills	607	2 storey old house - 3 bed, 1 bath, 1 car	$377,000.00	17/02/2013					
Crosby Avenue	Arana Hills	620	2 storey old house - 3 bed, 2 bath, 1 car	$360,000.00	16/03/2012					
Coles Street	Arana Hills	660	2 storey old house - 3 bed, 1 bath, 2 car	$380,000.00	12/03/2013					
Tetragona Drive	Arana Hills	804	single storey brick house - 4 bed, 2 bath, 2 car	$425,000.00						
Cuphea Street	Arana Hills	809	Dwelling house - 3 bed, 1 bath, 2 car, pool	$445,000.00	14/06/2012					Low rise dwelling just remote from higher density designation
Plucks Road	Arana Hills	809	Vacant Land	$306,000.00	27/06/2012					Views to city
Leslie Street	Arana Hills	809	2 storey old house - 4 bed, 1 bath, 2 car	$365,000.00						
Cuphea Street	Arana Hills	809	2 storey old house - 3 bed, 1 bath, 4 car	$432,000.00						
Plucks Road	Arana Hills	903	Vacant Land	$305,000.00						Views to city
Hillenvale Ave	Arana hills	1002	Low set old brick house - 4 bed, 2 bath, 2 car	$475,000.00	5/02/2013					Standard lot size in Arana Hills is around 600-700sqm. Limited lot sizes over 800sqm - amalgamation would have to occur.
Leslie Street	Arana Hills	1012	single storey brick home with pool at rear - 3 bed, 1 bath, 1 car	$499,000.00	For Sale					
Melwood Cr	Arana Hills	1070	2 storey old house - 4 bed, 2 bath, 3 car	$460,000.00	3/07/2012					
Plucks Road	Arana Hills	10380	Townhouse - 3bed, 2 bathroom, 2 car Terrace Product - 3 bedroom, 2 bathroom, 4 car	$2,000,000.00	26/08/2009	33	$60,606.06	$480,000-$550,000	Mid 2011-Mid 2013	Limited new residential development in Arana Hills
David Street	Burpengary	5307		$912,000.00	30/07/2007	28				Ausbuild has designed the Avenues product on 10m wide allotments selling for $285,000 at Warner. These are freehold product and are not on a body corporate.
David Street	Burpengary	3852	Vacant Land	$850,000.00	17/12/2009			$790,000.00	For Sale	Vacant Land with approved townhouse DA
David Street	Burpengary	5307	Townhouse - 3 bed, 2 bath, 1 car	$912,000.00	30/07/2007	28	$32,571.43	$300,000-$333,000	Sold	

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
Joyce Street	Burpengary	5301	Vacant Land	$820,000.00	26/08/2011			$980,000.00	For Sale	Development permit for 28 units approved
Joyce Street	Burpengary	5325	Townhouse - 3 bed, 2 bath, 1 car	$700,000.00	16/11/2005	24	$29,166.67	$255,000-$300,000	Sold	Sold mainly between mid 2007 - mid 2008
David Street	Burpengary	2866	Townhouse - 3 bed, 2 bath, 1 car	$725,000.00	16/03/2009	15	$48,333.33	$275,000.00	19/11/2012	Sold
Station Road	Burpengary	1572	Townhouse - 2 bed, 2 bath, 1 car	$275,000.00	22/02/2010	9	$30,555.56	$255,000-$275,000	June to August 2011	All Sold
Station Road	Burpengary	1012	House	$220,000.00	19/02/2013					
Station Road	Burpengary	1009	House - single storey, 3 bed, 1 bath, 1 car	$240,000.00	18/02/2013					
Bantry Ave	Burpengary	1008	House - single storey- 3 bed, 2 bath, 2 car	$325,000.00	17/04/2012					
Station Road	Burpengary	1000	House - single storey - 3 bed, 1 bath, 2 car	$279,000.00	For Sale					
Winter Street	Caboolture	600	Old house - single storey - 3 bed, 1 bath, 2 car	$199,000.00	19/04/2013					
Elliott Street	Caboolture	610	Old house - 1 storey - 3 bed, 2 bath, 1 car	$245,000.00	11/01/2013					
Carmody Cres	Caboolture	615	Old 2 storey 0 3 bed, 2 bath, 2 car house	$270,000.00	5/11/2012					
Lynfield Drive	Caboolture	731	Old House - single storey - 3 bed, 1 bath, 1 car	$200,000.00	15/02/2013					
Newman Street	Caboolture	809	Old House - single storey - 3 bed, 1 bath, 1 car	$235,000.00	18/01/2013					
Shirley Street	Caboolture	809	Old House - single storey - 3 bed, 1 bath, 1 car	$230,000.00	2/04/2013					
Norman Street	Caboolture	810	Old House - single storey - 3 bed, 1 bath, 1 car	$270,000.00	15/02/2013					
Manley Street	Caboolture	810	Old House - single storey - 2 bed, 1 bath, 3 car	$212,000.00	10/04/2013					
Lower King Street	Caboolture	1012	Old dwelling house - 2 storey	$260,000.00	1/11/2012					
Basalt Street	Caboolture	1020	Vacant Land	$215,000.00	7/02/2012					
King Street	Caboolture	1029	Old dwelling house	$260,000.00	11/02/2012					
King Street	Caboolture	1080	Old dwelling house	$290,000.00	31/03/2012					
Mill Road	Caboolture	1080	Old Dwelling house - single storey	$230,000.00	18/04/2012					
Altomo Place	Caboolture	1115	Vacant Land	$192,000.00	11/12/2012					
Lower King Street	Caboolture	1416	3 Storey Multi Unit - 2 bedroom, 2 bath, 1 car	$465,000.00	15/09/2008	18	$25,833.00	$299,000.00	For Sale	To be completed 2014
Mary Street	Caboolture	1416	Vacant Land	$265,000.00	2/04/2009					
Mortimer Street	Caboolture	1617	Townhouse - 8 x 3 bedroom, 2 x 2 bedroom	$570,000.00	21/12/2011	10	$57,000.00	$300,000.00	For Sale	Brand New
Edward Street	Caboolture	1726	DA Approved 4 storey Multi Unit	$430,000.00	2/12/2009	21	$27,142.00	$570,000.00	For Sale	DA approved, not built, selling development
Dux Street	Caboolture	2190	3 Bedroom Townhouse	$816,000.00	19/12/2008	12	$68,000.00	$279,000.00	For Sale	Brand New
Railway Parade	Caboolture	2403	Townhouse - 3 bed, 2 bath, 1 car	$750,000.00	7/03/2008	10	$75,000.00			Maintained in one property ownership

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
Elliott Street,	Caboolture	2428	Multi Unit - 94-102m2 per unit	$700,000.00	3/11/2009	40	$17,500.00	$310,000-$326,000		Built
Mary Street	Caboolture	2832	Townhouse - 2 bed, 2 bath, 1 car	$465,000.00	27/10/2006	15	$31,000.00	$260,000-$285,0000		
Edward Street	Caboolture	6465	Multi-Unit - 5 storey including ground floor as undercover parking 2 bedroom, 2 bath, 1 car	$2,890,000.00	22/11/2005	63	$45,873.02	185000-245000	For Sale	Built and Mostly Sold
Queens Road	Everton Hills	2226	Plex and Multi Unit	$1,100,000.00	4/08/2010	14	$78,571.43	$435,000.00	For Sale	Brand New
Fleet Drive	Kippa-Ring	8619	Townhouse - Community Title - 3 bed - 2bath - 1 car	$3,011,600.00	2/11/2007	55	$54,756.36	Between $315,000 - $340,000	Late 2008-Early 2009	Sales have decreased to $240,000-$310,000
Elizabeth Avenure	Kippa-Ring	25400	Townhouse - Community Title - 3 bed - 2bath - 1 car	$6,600,000.00	8/04/2008	135	$48,888.89	Between $320,000 - $350,000	Late 2009 - Early 2010	Sold
Fleet Drive	Kippa-Ring	13468	Townhouse - Community Title - 3 bed - 2bath - 1 car	$4,814,800.00	20/10/2009	93	$51,772.04	$340,000.00	Late 2009 - Early 2010	
Brockway Street	Kippa-Ring	1002	Single Storey House - 5 bedroom, 2 bath, 2 car	$378,000.00	3/07/2012					
Abelia Cres	Kippa-Ring	1013	House - 2 storey - 3 bed, 2 bath, 2 car	$475,000.00						
Park Lane Ct	Kippa-Ring	1017	House	$485,000.00	17/11/2012					
Kingsford St	Kippa-Ring	1012	House	$420,000.00	10/12/2012					
Morris Road	Kippa-Ring	1008	House	$475,000.00	17/11/2012					
	Lawnton	505	Vacant Land	$215,000.00	Under Contract					
	Lawnton	600	Vacant Land	$220,000.00	Under Contract					
Gympie Rd	Lawnton	607	House	$227,500.00	27/11/2012					
Gympie Rd	Lawnton	607	2 storey House - 3 bed, 1 bath, 2 car	$305,000.00	14/03/2013					
Herman St	Lawnton	607	House	$355,000.00	14/12/2012					
Francis Rd	Lawnton	620	House	$265,000.00	2/12/2011					
Francis Rd	Lawnton	627	House lowset - 3 bed, 1 bath, 3 car	$282,000.00	16/11/2012					
Nuttal Street	Lawnton	632	Vacant Land	$225,000.00	For Sale					
Francis Rd	Lawnton	635	House - 3 bed, 1 bath, 2 car	$300,000.00	22/06/2012					
Francis Road	Lawnton	635	House	$300,000.00	22/06/2012					
Mitchell Street	Lawnton	698	House - 3 bed, 1 bath, 1 car	$297,000.00	30/01/2013					
Butcher Ave	Lawnton	787	House	$200,000.00	28/11/2011					
Lawnton Pocket Road	Lawnton	809	House	$260,000.00	26/02/2013					
	Lawnton	825	Vacant Land	$220,000.00	Under contract					
Lorraine Ct	Lawnton	827	old 2 storey house - 3 bed, 1 bath, 3 car	$300,000.00	26/09/2013					
Myles Street	Lawnton	850	Old lowset house - 3 bed, 1 bath, 2 car	$277,000.00	26/06/2012					
Myles Street	Lawnton	850	Lowset house - 4 bed, 2 bath, 1 car	$355,000.00	27/02/2013					
Slater Ave	Lawnton	1011	Plex Development - quinplex	$480,000.00	31/01/2010	5	$96,000.00			Brand New - no sales history
	Lawnton	1012	Plex Development - 1 house - 1 triplex	$300,000.00	31/12/2003	4	$75,000.00	$310,000-$360,000	main sales 2009-2011	

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
Bray Road	Lawnton	1012	Old House - 2 storey - 3 bed, 1 bath, 1 car	$315,000.00	9/03/2013					
Bray Road	Lawnton	1012	Old brick house - single storey - 3 bed, 1 bath, 1 car	$335,000.00	6/02/2013					
Slater Ave	Lawnton	1012	Single storey old cottage - 2 bed, 1 bath, 1 car	$265,000.00	27/01/2012					
Spencer Street	Lawnton	1026	Old low set timber house - 3 bed, 1 bath, 1 car	$270,000.00	25/08/2012					
Tapini Avenue	Lawnton	1082	Old low set	$320,000.00	29/10/2012					
Butcher Ave	Lawnton	2012	Townhouse Complex - 3 bed, 2 bath, 1 car	$420,000.00	18/04/2002	9	$46,666.67			
Butcher Ave	Lawnton	2019	Private Townhouses - not publically sold yet	$221,000.00	2/03/2002	9	$24,555.56	Not sold yet		
Nightingale Drive	Lawnton	2231	2 storey new townhouse development	$590,000.00	17/02/2011	11	$53,636.36	$275,000		
Station Road	Lawnton	3386	Townhouse - 2 & 3 bed, 2 bath, 1 car	$800,000.00	4/10/2004	16	$50,000.00	$295,000+	For Sale	6 years old
Tourmaline CCT	Mango Hill	389	Reasonably new house - single storey- 4 bed, 2 bath, 2 car	$391,000.00	15/06/2013					
Rose Street	Mango Hill	400	Old House - single storey - 4 bed, 2 bath, 1 car	$350,000.00	For Sale					
Sunstone Crct	Mango Hill	495	Reasonably new house - single storey- 4 bed, 2 bath, 2 car	$466,000.00	6/01/2013					
	Mango Hill	541	Old House - single storey - 3 bed, 1 bath, 3 car	$279,000.00	For Sale					
Sunstone Crct	Mango Hill	600	Reasonably new house - single storey- 4 bed, 2 bath, 2 car	$450,000.00	31/01/2013					
Kinsella Road West	Mango Hill	624	Duplex Dwelling - 3 bed, 2 bath, 1 car		2/11/2012					2012/27283/DA
Kinsellas Road West	Mango Hill	641	Vacant Land	$230,000.00	For Sale					
Kinsellas Rd	Mango Hill	802	Dwelling House	$460,000.00	7/01/2013					
Kinsella Rd West E	Mango Hill	809	Dwelling House	$339,000.00	11/05/2012					Montville Investments Pty Ltd
Limosa Ct	Mango Hill	825	Dwelling House	$510,000.00	28/02/2013					
Talara Way	Mango Hill	833	Dwelling House	$435,000.00	21/01/2013					
Ventura Ct	Mango Hill	847	Dwelling House	$480,000.00	3/01/2013					
Vista Ct	Mango Hill	883	Dwelling House	$420,000.00	25/02/2013					
Gordon Cres	Mango Hill	964	Vacant Land	$219,000.00	28/05/2012					
Uhlman Street	Mango Hill	1061	Vacant Land	$223,000.00	28/05/2012					
Pipit Close	Mango Hill	1138	House	$575,000.00	1/02/2012					Corner site - contemporary dwelling house - original land price $225,000 sold in late 2006
Robert Street	Mango Hill	1215	House	$360,000.00	19/03/2012					Old dwelling house fronting Robert Street
Lamington Road	Mango Hill	9105	Vacant Land	$1,100,000.00						Philip Usher Constructions Pty Ltd
Anzac Ave	Mango Hill	10600	Vacant Land	$1,300,000.00	3/07/2007					BGM Projects Pty Ltd

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
Anzac Ave	Mango Hill	10630	Vacant Land	$1,000,000.00	30/03/2007					Ausbuild has designed the Avenues product on 10m wide allotments selling for $285,000 at Warner. These are freehold product and are not on a body corporate.
Lamington Road	Mango Hill	51000	Vacant Land	$4,000,000.00						Philip Usher Constructions Pty Ltd
Brushwood Court	Mango Hill	52200	Vacant Land	$6,900,000.00	24/12/2003	62	$111,290.32	$350,000-$380,000	Late 2009-Early 2010	Denmack Developments
Mango Hill Blvd East	Mango Hill	177900	Townhouse - 2 bed, 2 bathroom, 2 car	$11,500,000.00	19/01/2004	64	$179,687.50	$300,000-$340,000	2009-2010	No terrace product on the market in Woody Point. Predominantly townhouse product as the closest product type.
Wildwood Circuit	Mango Hill		Duplex Dwelling		2/11/2012					2012/27285/DA
Brushwood Court	Mango Hill		Multiple Dwelling 24 Units		15/06/2011					2011/25880/DA
Langdon Avenue	Margate	501	Old single storey house on corner site - 3 bed, 1 bath, 1 car - amalgamation opportunity	$305,000.00	For Sale					
Joseph Street	Margate	607	Dwelling House - redevelopment potential	$295,000.00	Under Contract					
Dunbar Street	Margate	607	Single storey old home - 2 bed, 1 bath, 1 car	$310,000.00	6/08/2012					
Cox Street	Margate	607	Single Sotrey - old houw - 3 bed, 2 bath, 2 car	$435,000.00	3/08/2012					
Duffield Road	Margate	607	House	$220,000.00	5/09/2012					
Victoria Avenue	Margate	810	Vacant Block - 2 x 405sqm	$400,000.00	For Sale					
Dunbar Street	Margate	810	20m frontage - dwelling house with potential to develop	$399,000.00	Under Offer					
Baynes Street	Margate	810	Unit Block - development potential	$660,000.00	2/04/2013					
Tramore Street	Margate	810	4 storey multi unit - 2 & 3 bed, 2 bath, 1 car - undercroff carpark	$210,000.00	22/08/2001	8	$4,640.63	290000-425000	2004-2006	DA - MCU - Multi Unit 18 units, 4 storeys
Keenan Street	Margate	810	Old Single Storey - 3 bed, 1 bath, 1 car	$340,000.00	18/09/2012					
Boyce Street	Margate	818	House - 3 bed, 2 bath, 2 car	$456,100.00	For Sale					
Boyce Street	Margate	820	Old Single Storey - 4 bed, 1 bath, 1 car	$345,000.00	8/06/2012					
Beaconsfield Street	Margate	874	4 storey - new multi-unit - 2 & 3 bed, 2 bath, 1 car	$530,000.00	12/05/2010	12	$44,166.67	$389000-$550000	late 2011 - early 2013	Brand new apartment complex
Chatham Street	Margate	1012	2 storey house - 3 bed, 2 bath, 2 car	$417,500.00	10/05/2012					
Chatham Street	Margate	1012	Single storey - older house - 3 bed, 2 bath, 2 car	$445,000.00	18/09/2011					
Disraeli Street	Margate	1022	DA approved - low rise multi storey residential (4 storeys - 15m - basement parking)	$850,000.00	For Sale	11	$77,272.73			5 x 3 bedroom, 2 bath, 2 car, 6 x 2 bedroom, 2 bath, 2 car - 21 car spaces

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
McCulloch Avenue	Margate	1033	Corner block development opp - currently 5 flats - 36m and 27m road frontages - waterfront - zoned mixed use residential	$1,950,000.00	For Sale					Ocean views
Keenan Street	Margate	1083	2 storey house (old)	$549,000.00	For Sale					
Cowen Street	Margate	1123	Vacant Land	$495,000.00	For Sale					*DA approved for this site (below) as a lot consolidation
Albert Street	Margate	1176	4 storey multi-unit, basement car park	$695,000.00	11/09/2012	17	$40,882.35	From $310,000 (one bedroom)		Under construction - 1, 2 and 3 bedroom apartments - complete August 2013
Baynes Street	Margate	1203	Old house -2 storey - 3 bed, 1 bath, 1 car	$549,000.00	Under Contract					
Eveline Street	Margate	1366	DA for 14 Units - Vacant Land	$650,000.00	22/04/2013	14	$46,428.57			
Cowen Street	Margate	1530	DA for 11 units - Low Rise Residential (3 storeys - parking on ground level)	$850,000.00	For Sale	11	$77,272.73			
Shields Street	Redcliffe	769	Vacant Land	$283,000.00	11/02/2013					
Meredith Street	Redcliffe	809	Vacant Land	$575,000.00	For Sale					20m frontage: suitable for 4 townhouses, high rise development for 10 units up to 6 storeys
Klinger Rd	Redcliffe	809	Single storey - 3 bed, 1 bath, 6 car	$400,000.00	20/02/2012					
Ashmole Rd	Redcliffe	809	Single storey house - 3 bed, 1 bath, 1 car	$303,000.00	16/03/2013					
Klingner Road	Redcliffe	810	Vacant Land	$699,000.00	For Sale					
Tilley Street	Redcliffe	810	Old 2 storey house - 2 bed, 2 bath, 2 car	$405,000.00	25/07/2012					
Pinewood St	Redcliffe	818	House	$332,500.00	26/07/2012					
Yattee Street	Redcliffe	824	Large old brick home on corner lot - 4 bed, 2 bat, 3 car	$495,000.00	For Sale					
John Street	Redcliffe	843	Vacant Land	$500,000.00	1/03/2010					
Creek Street	Redcliffe	843	Low Rise Apartment - 2 bed - 2 bath - 1 car					$375,000.00		
Portwood Street	Redcliffe	1012	Multi-unit - 3 storey - 2 bed, 2 bath, 2 car	$455,000.00	16/04/2007	12	$37,916.67	$320,000.00	10/11/2012	Sold
Portwood Street	Redcliffe	1012	Vacant Land	$840,000.00	For Sale					Multi Storey 15 unit - 3 bd and 2 bed apartments 32 car spaces
	Redcliffe	1090	Vacant Land with DA for 17 units	$310,000.00	2/06/2009	17	$18,235.29			
John Street	Redcliffe	1222	Multi unit - 7 storey - 2 bed, 2 bath, 1 car	$920,000.00	19/06/2007	22	$41,818.18	$390000-$435000	Sold between 2009-2010	
John Street	Redcliffe	1255	Vacant Land	$1,100,000.00	For Sale					DA approved for a 5 storey unit complex - 19 apartments and 5 shops.
John Street	Redcliffe	1538	5 storeys - 24 Units - 2 bed, 2 bath, 1 garage		For Sale					
Jeffrey Street	Redcliffe	1902	Multi unit dwelling - 2 bed, 2 bath, 1 car	$1,250,000.00	6/12/2007	30	$41,666.67	$406,000-$423,000	Sold between 2011-2012	

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
Sutton Street	Redcliffe	3244	Multi unit - 3 bed, 2 bath, 2 car	$4,750,000.00	26/03/2009	60	$79,166.67	avg around $520,000 - $680,000	2011-2013	
Marine Parade	Redcliffe	3244	High Rise - 3 bed, 2 bath, 2 car		25/01/2013			$580,000.00		Waterfront
Marine Parade	Redcliffe	6415	two High Rise - 10 storey - 2 bed, 2 bath, 1 car					$485,000.00	2/04/2013	
Marine Parade	Redcliffe	6415	1 bed, 1 bath, 1 car					$420,000.00	For Sale	
Marine Parade	Redcliffe		10 storey - 2 bed, 2 bath, 1 car					$405,000.00	19/02/2013	
Patricia Street	Strathpine	607	Old 2 storey house - 3 bed, 1 bath, 2 car	$306,000.00	15/06/2012					
Peter Street	Strathpine	607	Old 2 storey house - 3 bed, 1 bath, 3 car	$305,000.00	19/03/2013					
Stanley Street	Strathpine	625	Old 2 storey house - 3 bed, 2 bath, 2 car	$285,000.00	17/01/2013					
Patricia Street	Strathpine	630	Old 2 storey house - 2 bed, 1 bath, 1 car	$290,000.00	18/03/2013					
Brahms Ct	Strathpine	642	Old 2 storey house - 3 bed, 2 bath, 2 car	$309,000.00	14/01/2013					
Rangeview Street	Strathpine	802	House - 2 storey 3 bed, 1 bath, 4 car	$346,000.00	12/07/2012					
Coorabin Street	Strathpine	807	House	$338,000.00	25/09/2012					
Flynn La	Strathpine	933	old single storey - 3 bed, 1 bath, 3 car	$333,000.00	13/03/2012					
Browning Ct	Strathpine	1004	2 storey old house - 3 bed, 1 bath, 1 car	$380,000.00	30/01/2011					
Maree Street	Strathpine	1012	House	$330,000.00	3/08/2012					
Bells Pocket Road	Strathpine	1444	Plex - old quad plex, new	$350,000.00	27/02/2002	9	$38,888.89	$299,000.00	Refurbished apartments	Strathpine mostly comprised of single unit dwellings. Limited data available on Land purchase price for typologies.
Samsonvale Rd	Strathpine	10270		$2,360,000.00	30/01/2004					
Donald Street	Woody Point	400	Old House - 2 bed, 1 bath, 1 car	$285,000.00	24/01/2013					
McLennan Street	Woody Point	405	Old house - 3 bed, 1 bath, 1 car	$299,500.00	13/03/2013					
Inglis Street	Woody Point	405	Old House - 2 bed, 1 bath, 1 car	$285,000.00	27/03/2013					
King Street	Woody Point	405	Old House - 3 bed, 1 bath, 1 car	$230,000.00	2/02/2013					
Georgina Street	Woody Point	810	Quadplex - 3 bed, 2 bath, 2 car			4	$0.00	$450-000-$460,000	2009-2012	
Georgina Street	Woody Point	912	Low rise apartment -	$420,000.00	7/05/2003	7	$60,000.00	$384,675 - $590,000	2005-2006	
Bramble Street	Woody Point	1012	House	$470,000.00	27/03/2012					
Georgina Sreet	Woody Point	1012	House	$415,000.00	17/04/2012					
Kate Street	Woody Point	1214	House	$600,000.00	12/04/2012					
Alfred Street	Woody point	1220	multi unit - 4 storey - 2-4 bedroom, 2 bath, 2 car	$620,000	5/07/2013		#DIV/0!	$480,000+		Off the plan
Oxley Avenue	Woody Point	1711	Multi-Unit - 3 bed, 2 bath, 2 car				#DIV/0!	$855,000.00		4 years old - waterfront

Address	Suburb	Site Area (m2)	Product	Land Purchase Price	Land Purchase Date	# Units	Land Cost/DU	Product Sale Price	Product Sale Date	Status/Notes
Georgina Street	Woody Point	1823	Townhouse product - 3 bed, 3 bath, 2 car	$450,000.00	24/05/2007	10	$45,000.00	$410,000-$535,000	2010-2011	
Georgina Street	Woody Point	1825	Low-rise apartments - 2 bed, 2 bath, 1 car	$850,000.00	7/02/2007	18	$47,222.22	$385,000-$645,000	2010-2011	
Bramble Street	Woody Point	1844	Townhouse - 2 bed, 2 bath, 1 car			8	$0.00	$350,000-$380,000	mid to end 2009	

Section 5 - Scenario Design Provisions

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m^2)	Parking Rate	Level of Assessment	Applicable Design Provisions																					Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space																		
											T A01.1 Accessed off living space; Ground level POS located behind main building line		T A02.1 20% of site, 5m min dim Includes 1 area, 50% of requirement, imin dim 10m, ratio not >2:1 Additional to Deep Planting requirements		Driveways	Landscaping	Car Parking/Garages	Siting and Design	Building Height		Site Cover Z SO Table6.2.6.4.4	Setbacks Table 1.4								
									Minimum Site Area (m^2)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension					Metres	Storeys		to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
1	Dual Occupancy (Loft)	Caboolture	Next Gen. Suburban	Laneway	7.5m	300	1/dwelling 2/dwelling	Code Assessable			GF 25m^2 Else 1B 8m^2	GF 5m Else 1B 2.5m	n/a	n/a	**PO 30** - Access via laneway only	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m. **T AO31.1** - Laneways - Bin area 1m x 2m **T AO31.3** - Laneways - landscaped square adjoining laneway 500mm x 500mm	**T A05.1** - Single storey 3.0m wide; - Double storey: 6.0m and recessed 1.0m below front wall or balcony of upper level.	The loft is: **T A032.2** - Not located in front of the primary dwelling; annexed to (adjoining, below or above) - Located within 20m of the primary dwelling **T A032.3** -Only within a 2 storey building **T A032.4** - Identifiable front door and undercover entry **T A032.6** -Minimum private open space area adjoins lane -At least one dwelling (preferably primary du) faces the non-laneway frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 70% - Height >8.5m - 50%	0.5-1m to OMP	- 2-4m to wall, - 1m to OMP	- 3-5m to Wall, -2m to OMP - 5.4m to covered vehicle space	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	<7.5m wide, BTB on both sides mandatory for max length 70% 7.5m-12.5m wide, BTB on one side mandatory for maximum length 60% (both sides optional) 12.5m-18m wide lot, single BTB may be provided to max length 50% / 15m if adjoining lot <18m	only to height 3.5m	-above ground dwellings have reduced minimum private open space requirements.	
2	Dual Occupancy (Loft)	Woody Point	Next Gen. Suburban	Laneway	10m	400	1/dwelling 2/dwelling	Code Assessable			GF 25m^2 Else 1B 8m^2	GF 5m Else 1B 2.5m	n/a	n/a	**PO 30** - Access via laneway only	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m. **T AO31.1** - Laneways - Bin area 1m x 2m **T AO31.3** - Laneways - landscaped square adjoining laneway 500mm x 500mm	**T A05.1** - Single storey 3.0m wide; - Double storey: 6.0m and recessed 1.0m below front wall or balcony of upper level.	The loft is: **T A032.2** - Not located in front of the primary dwelling; annexed to (adjoining, below or above) - Located within 20m of the primary dwelling **T A032.3** -Only within a 2 storey building **T A032.4** - Identifiable front door and undercover entry **T A032.6** -Minimum private open space area adjoins lane -At least one dwelling (preferably primary du) faces the non-laneway frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	0.5-1m to OMP	- 2-4m to wall, - 1m to OMP	- 3-5m to Wall, -2m to OMP - 5.4m to covered vehicle space	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	<7.5m wide, BTB on both sides mandatory for max length 70% 7.5m-12.5m wide, BTB on one side mandatory for maximum length 60% (both sides optional) 12.5m-18m wide lot, single BTB may be provided to max length 50% / 15m if adjoining lot <18m	only to height 3.5m	-above ground dwellings have reduced minimum private open space requirements.	
3	Dual Occupancy (Loft)	Caboolture	Next Gen. Suburban		18m		1/dwelling 2/dwelling	Code Assessable			GF 25m^2 Else 1B 8m^2	GF 5m Else 1B 2.5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**T A05.1** - 40% of street frontage; or 6.0m (whichever is greater); -No opening greater than 6m without min. 1m space between.	The loft is: **T A032.2** - Not located in front of the primary dwelling; annexed to (adjoining, below or above) - Located within 20m of the primary dwelling **T A032.3** -Only within a 2 storey building **T A032.4** - Identifiable front door and undercover entry **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, -2m to OMP - 5.4m to covered vehicle space	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	<7.5m wide, BTB on both sides mandatory for max length 70% 7.5m-12.5m wide, BTB on one side mandatory for maximum length 60% (both sides optional) 12.5m-18m wide lot, single BTB may be provided to max length 50% / 15m if adjoining lot <18m	only to height 3.5m	-above ground dwellings have reduced minimum private open space requirements.	

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m^2)	Parking Rate	Level of Assessment	Applicable Design Provisions																					Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space																		
											T A01.1 Accessed off living space; Ground level POS located behind main building line		T A02.1 20% of site, 5m min dim Includes 1 area, 50% of requirement, i min dim 10m, ratio not >2:1 Additional to Deep Planting requirements		Driveways	Landscaping	Car Parking/Garages	Siting and Design	Building Height		Site Cover Z SO Table6.2.6.4.4	Setbacks Table 1.4								
									Minimum Site Area (m^2)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension					Metres	Storeys		to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
4	Dwelling House (Row Housing)	Mango Hill	Next Gen. Suburban	Laneway	7.5m		2/dwelling	Self Assessable			GF 25m²	GF 5m	n/a	n/a	**PO 30** - Access via laneway only	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m. **T AO31.1** - Laneways - Bin area 1m x 2m **T AO31.3** - Laneways - landscaped square adjoining laneway 500mm x 500mm	**T A05.1** - Single storey 3.0m wide; - Double storey: 6.0m and recessed 1.0m below front wall or balcony of upper level.	**T AO1.1** Ground Level Private Open Space is located behind the main building line, not within street setbacks. **T AO25.1** - 6m3 storage/du	9m	3	Height <8.5m - 70% Height >8.5m - 50%	0.5m - 1.0 OMP	n/a	- 3-5m to Wall, -2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	<7.5m wide, BTB on both sides mandatory for max length 70% 7.5m-12.5m wide, BTB on one side mandatory for maximum length 60% (both sides optional)	only to height 3.5m		Common shared walls with easements or built to boundary wall. Building Envelope plan required - standard built to boundary assumed.
5	Dwelling House (Row Housing)	Caboolture	Next Gen. Suburban		7.5m		2/dwelling	Self Assessable			GF 25m²	GF 5m	n/a	n/a		**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**T A05.1** - Single storey 3.0m wide; - Double storey: 6.0m and recessed 1.0m below front wall or balcony of upper level.	**T AO1.1** Ground Level Private Open Space is located behind the main building line, not within street setbacks. **T AO25.1** - 6m3 storage/du	9m	3	Height <8.5m - 70% Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, -2m to OMP - 5.4m to covered vehicle space	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	<7.5m wide, BTB on both sides mandatory for max length 70% 7.5m-12.5m wide, BTB on one side mandatory for maximum length 60% (both sides optional)	only to height 3.5m		Common shared walls with easements or built to boundary wall. Building Envelope plan required - standard built to boundary assumed.
6	Dwelling House (Row Housing)	Caboolture	Next Gen. Suburban		10m		2/dwelling	Self Assessable			GF 25m²	GF 5m	n/a	n/a		**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**T A05.1** - Single storey 3.0m wide; - Double storey: 6.0m and recessed 1.0m below front wall or balcony of upper level.	**T AO1.1** Ground Level Private Open Space is located behind the main building line, not within street setbacks. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, -2m to OMP - 5.4m to covered vehicle space	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m	7.5m-12.5m wide, BTB on one side mandatory for maximum length 60% (both sides optional)	only to height 3.5m		Common shared walls with easements or built to boundary wall. Building Envelope plan required - standard built to boundary assumed.

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m^2)	Parking Rate	Level of Assessment	Applicable Design Provisions																					Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space								Building Height										
											T A01.1 Accessed off living space; Ground level POS located behind main building line		T A02.1 20% of site, 5m min dim Includes 1 area, 50% of requirement, imin dim 10m, ratio not >2:1 Additional to Deep Planting requirements		Driveways	Landscaping	Car Parking/Garages	Siting and Design			Site Cover Z SO Table6.2.6.4.4	Setbacks Table 1.4					
									Minimum Site Area (m^2)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension					Metres	Storeys		to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
7	Multiple Dwelling (Terrace) - 2 Bedroom	Mango Hill	Next Gen. Suburban		25m		2/unit & no visitor	Code Assessable		22m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**T AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, -2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable) -Landscaping at 2m for 50% based on non-self assessable. Provisions cannot be achieved with provision of driveways and pedestrian access.	Height based on site being within 400m2 of railway station.
8	Multiple Dwelling (Terrace)	Lawnton	Urban		25m		1/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m²	1-3st - 22m 4-6st -25m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**T AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	min. 9m, max. 17m	min. 3storeys, max. 6 storeys	Height <8.5m - 60% Height >8.5m - 12m - 50% Height >12m - 40%	n/a	n/a	- 1-3m to Wall, - 0m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable) -Landscaping at 2m for 50% based on non-self assessable. Provisions cannot be achieved with provision of driveways and pedestrian access.	Height based on site being within 400m2 of railway station. 1 visitor car park / du does not work for Multiple Dwelling (Terrace).
9	Multiple Dwelling (Terrace) - 3 Bedroom	Caboolture	Urban		25m		2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m²	1-3st - 22m 4-6st -25m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**T AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	min. 9m, max. 17m	min. 3storeys, max. 6 storeys	Height <8.5m - 60% Height >8.5m - 12m - 50% Height >12m - 40%	n/a	n/a	- 1-3m to Wall, - 0m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable) -Landscaping at 2m for 50% based on non-self assessable. Provisions cannot be achieved with provision of driveways and pedestrian access.	Height based on site being within 400m2 of railway station. 1 visitor car park / du does not work for Multiple Dwelling (Terrace).

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m²)	Parking Rate	Level of Assessment	Applicable Design Provisions																						Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space																			
											T A01.1 Accessed off living space; Ground level POS located behind main building line		T A02.1 20% of site, 5m min dim Includes 1 area, 50% of requirement, imin dim 10m, ratio not >2:1 Additional to Deep Planting requirements		Driveways	Landscaping	Car Parking/Garages	Siting and Design	Building Height		Site Cover Z SO Table6.2.6.4.4	Setbacks Table 1.4								
									Minimum Site Area (m²)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension					Metres	Storeys		to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
10	Multiple Dwelling (Plex)	Arana Hills	Next Gen Suburban		25m		1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		22m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, -2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable)	
11	Multiple Dwelling (Plex)	Arana Hills	Next Gen Suburban	Corner Lot	20m		1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		22m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1**- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP - Secondary Frontage: 2m to wall, 1m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable)	
12	Multiple Dwelling (Plex)	Caboolture	Next Gen Suburban		25m		1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		22m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable)	
13	Multiple Dwelling (Plex)	Caboolture	Next Gen Suburban	Corner Lot	30m		1/dwelling 2/dwelling 1vis /3 dwelling	Self Assessable		30m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	- Landscape strip with an average depth of 3m along fthe full width fo all street frontages.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	- Minimum of 1 dwelling is orientated towards each street frontage.	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP - Secondary Frontage: 2m to wall, 1m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m		
14	Multiple Dwelling (Plex)	Kippa-Ring	Next Gen Suburban		25m		1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		22m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable)	
15	Multiple Dwelling (Plex)	Strathpine	Next Gen Suburban	Corner Lot	20m		1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		22m	GF 25m²	GF 5m	n/a	n/a	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1**- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Code Assessable due to non-compliant street frontage width. (30 metres for Self-assessable)	

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m^2)	Parking Rate	Level of Assessment	Applicable Design Provisions																					Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space																		
											T A01.1 Accessed off living space; Ground level POS located behind main building line		T A02.1 20% of site, 5m min dim Includes 1 area, 50% of requirement, i min dim 10m, ratio not >2:1 Additional to Deep Planting requirements		Driveways	Landscaping	Car Parking/Garages	Siting and Design	Building Height		Site Cover Z SO Table6.2.6.4.4	Setbacks Table 1.4								
									Minimum Site Area (m^2)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension					Metres	Storeys		to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
16	Low Rise Apartments (3 bedroom)	Caboolture	Next Gen Suburban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m²	1-3st - 22m 4-6st -25m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area.	
17	Low Rise Apartments	Kippa-Ring	Next Gen Suburban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m²	1-3st - 22m 4-6st -25m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area.	
18	Low Rise Apartments (3 bedroom)	Arana Hills	Next Gen Suburban		18m	600	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		1-3st - 22m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	120	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1**- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	A single built to boundary wall may be provided where the built to boundary wall adjoins an allotment with a frontage <18m.	50%	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area. -development limited to 3 storeys due to minimum site area of 1000m²	
19	Low Rise Apartments	Arana Hills	Next Gen Suburban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m²	1-3st - 22m 4-6st -25m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	- Opening of no more than 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area.	
20	Low Rise Apartments	Strathpine	Next Gen Suburban		18m	600	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		1-3st - 22m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	120	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1**- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	A single built to boundary wall may be provided where the built to boundary wall adjoins an allotment with a frontage <18m.	50%	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area. -development limited to 3 storeys due to minimum site area of 1000m²	
21	Low Rise Apartments	Strathpine	Next Gen Suburban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m²	1-3st - 22m 4-6st -25m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	- Opening of no more than 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	9m	3	- Height <8.5m - 60% - Height >8.5m - 50%	n/a	n/a	- 3-5m to Wall, - 2m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area.	
22	Low Rise Apartments (3 bedroom)	Lawnton	Urban		18m	600	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		1-3st - 22m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	120	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1**- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% -Height <12m - 50% -Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	A single built to boundary wall may be provided where the built to boundary wall adjoins an allotment with a frontage <18m.	50%	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area.	
23	Low Rise Apartments (3 bedroom)	Lawnton	Urban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m²	1-3st - 22m 4-6st -25m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% -Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area.	
24	Low Rise Apartments	Margate	Urban		18m	600	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable		1-3st - 22m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	120	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1**- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% -Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	A single built to boundary wall may be provided where the built to boundary wall adjoins an allotment with a frontage <18m.	50%	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area. -development limited to 3 storeys due to minimum site area of 1000m²	

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m^2)	Parking Rate	Level of Assessment	Applicable Design Provisions																					Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space																		
											T A01.1 Accessed off living space; Ground level POS located behind main building line		**T A02.1** 20% of site, 5m min dim Includes 1 area, 50% of requirement, i min dim 10m, ratio not >2:1 Additional to Deep Planting requirements								Building Height			Setbacks Table 1.4					
									Minimum Site Area (m^2)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension	Driveways	Landscaping	Car Parking/Garages	Siting and Design	Metres	Storeys	Site Cover Z SO Table6.2.6.4.4	to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
25	Low Rise Apartments	Margate	Urban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m^2	1-3st - 22m 4-6st -25m	GF 25m^2 Else 1B 8m^2 2B 12m^2 3B 16m^2	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T AO7.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for minimum lot frontages 30m - communal open space based on 20% of site area.	

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m^2)	Parking Rate	Level of Assessment	Applicable Design Provisions																					Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space								Building Height					Setbacks Table 1.4							
											T A01.1 Accessed off living space; Ground level POS located behind main building line		T A02.1 20% of site, 5m min dim Includes 1 area, 50% of requirement, i min dim 10m, ratio not >2:1 Additional to Deep Planting requirements		Driveways	Landscaping	Car Parking/Garages	Siting and Design			Site Cover Z SO Table6.2.6.4.4									
									Minimum Site Area (m^2)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension					Metres	Storeys		to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
26	Medium Rise Apartments	Redcliffe	Urban		20m	800	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	160	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1**- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- Podium <10.5m - min. 9m - max. 17m	- min. 3storeys - max. 6 storeys	- Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for less than 5 du only and frontage greater than 30m.	- all lots are within 400m of a rail station
27	Medium Rise Apartments	Redcliffe	Urban		30m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	- Opening of no more than 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- Podium <10.5m - min. 9m - max. 17m	- min. 3storeys - max. 6 storeys	- Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for less than 5 du only	- all lots are within 400m of a rail station
28	Medium Rise Apartments	Margate	Urban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- Podium <10.5m - min. 9m - max. 17m	- min. 3storeys - max. 6 storeys	- Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for less than 5 du only and frontage greater than 30m.	- all lots are within 400m of a rail station
29	Medium Rise Apartments	Burpengary	Urban		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- Podium <10.5m - min. 9m - max. 17m	- min. 3storeys - max. 6 storeys	- Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for less than 5 du only and frontage greater than 30m.	- all lots are within 400m of a rail station
30	Medium Rise Apartments	Burpengary	Centre (Can use urban provisions)		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- Podium <10.5m - min. 9m - max. 17m	- min. 3storeys - max. 6 storeys	- Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for less than 5 du only and frontage greater than 30m.	- all lots are within 400m of a rail station
31	Medium Rise Apartments	Arana Hills	Centre (Can use urban provisions)		20m	800	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	160	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	- 40% of street frontage; or 6.0m (whichever is greater); - No opening greater than 6m without min. 1m space between.	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- Podium <10.5m - min. 9m - max. 17m	- min. 3storeys - max. 6 storeys	- Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for less than 5 du only and frontage greater than 30m.	- all lots are within 400m of a rail station
32	Medium Rise Apartments	Caboolture	Centre (Can use urban provisions)		25m	1000	1/dwelling 2/dwelling 1vis /3 dwelling	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	- Opening of no more than 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3 -** Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- Podium <10.5m - min. 9m - max. 17m	- min. 3storeys - max. 6 storeys	- Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m (3.5m in height)	-Self Assessable for less than 5 du only and frontage greater than 30m.	- all lots are within 400m of a rail station

Scen-ario	Typology	Location	Precinct	Street / Lot Type	Fron-tage	Lot Size (m^2)	Parking Rate	Level of Assessment	Applicable Design Provisions																					Notes	Assumption
									Applicable Site Provisions		Private Open Space		Communal Open Space																		
											T A01.1 Accessed off living space; Ground level POS located behind main building line		T A02.1 20% of site, 5m min dim Includes 1 area, 50% of requirement, imin dim 10m, ratio not >2:1 Additional to Deep Planting requirements		Driveways	Landscaping	Car Parking/Garages	Siting and Design	Building Height		Site Cover Z SO Table6.2.6.4.4	Setbacks Table 1.4								
									Minimum Site Area (m^2)	Minimum Frontage	Min. Area	Min. Dimension	Min. Area	Min. Dim-ension					Metres	Storeys		to Laneway	to Public Open Space	to Front Setback	to Side/Rear	Built to Boundary	BTB conditions		
33	High Rise Apartments (8 Storey)	Woody Point	Urban		30m	1600	1/unit + 1/3 units (vis) 2/unit + 1/3 units (vis)	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	320	5m	- Max.crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO37.1** - Podium does not exceed 10.5m **T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for less than 5 du only - communal open space based on 20% of site area.	- all lots are within 400m of a rail station
34	High Rise Apartments (8 Storey)	Redcliffe	Urban		20m	1000	1/unit + 1/3 units (vis) 2/unit + 1/3 units (vis)	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	200	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO37.1** - Podium does not exceed 10.5m **T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for less than 5 du only - communal open space based on 20% of site area.	- all lots are within 400m of a rail station
35	High Rise Apartments (6 Storey)	Lawnton	Urban		30m	1600	1/unit + 1/3 units (vis) 2/unit + 1/3 units (vis)	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	320	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO37.1** - Podium does not exceed 10.5m **T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for less than 5 du only - communal open space based on 20% of site area.	- all lots are within 400m of a rail station
36	High Rise Apartments (12 Storey)	Redcliffe	Centre (Can use urban provisions)		35m	2400	1/unit + 1/3 units (vis) 2/unit + 1/3 units (vis)	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	480	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO37.1** - Podium does not exceed 10.5m **T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for less than 5 du only - communal open space based on 20% of site area.	- all lots are within 400m of a rail station
37	High Rise Apartments (8 Storey)	Strathpine	Centre (Can use urban provisions)		35m	2400	1/unit + 1/3 units (vis) 2/unit + 1/3 units (vis)	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	480	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO37.1** - Podium does not exceed 10.5m **T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for less than 5 du only - communal open space based on 20% of site area.	- all lots are within 400m of a rail station
38	High Rise Apartments (8 Storey)	Strathpine	Centre (Can use urban provisions)		35m	2400	1/unit + 1/3 units (vis) 2/unit + 1/3 units (vis)	Code Assessable	4-6st - 1000m² 7-8 -1600m² 9-12st - 2400m²	1-3st - 22m 4-6st -25m 7-8st - 30m 9-12st - 35m	GF 25m² Else 1B 8m² 2B 12m² 3B 16m²	GF 5m Else 1B 2.5m 2B 3m 3B 3m	480	5m	**T A07.1** - Max. crossover width of 4m or 5m (shared), - Max. one driveway per street frontage; or separation between driveways is a minimum of 6m.	**T A08.1**- Minimum 50% of frontage is planted for a min. width of 2m. **T A08.2** - 5% of the site area with deep planing zones with a min. width of 4m.	**AO5.1** - The lesser of 30% of street frontage; or 10m wide per street frontage; and setback behind main building	**T AO37.1** - Podium does not exceed 10.5m **T AO5.2** - Parking areas face internal driveways OR located behind building line **T AO5.3** - Visitor parking provided within the front setback has a landscaped area with a min. Width of 2m between the car park area and street frontage. **T AO25.1** - 6m3 storage/du	- min. 9m, - max. 17m	- min. 3storeys, - max. 6 storeys	- Height <8.5m - 60% - Height <12m - 50% - Height >12.1 - 40%	n/a	n/a	- <10.5m = 1.0m - 3.0m to OMP. - >10.5m = 5m to wall, 3m to OMP	- <4.5m - 1.5m to OMP - 4.5m to 7.5m - 2m to OMP - >7.5m - 2m to OMP, plus 0.5m for every 3m in height above 7.5m - Rear: 4m	no provisions for lots with a frontage >18m	15m	-Self Assessable for less than 5 du only - communal open space based on 20% of site area.	- all lots are within 400m of a rail station