



PRELIMINARY SITE INVESTIGATION

15 Greenwell st Scarborough

Disclaimer

This document has been prepared as part of a preliminary investigation into the above-mentioned property to ascertain its development potential. The information provided in this document is general in nature and is intended to guide early planning and design considerations, as well as provide some indicative cost and/or return opinions to guide a decision on project feasibility. Definitive project scope and a comprehensive project cost schedule for a Subdivision/Development can only be provided after the lodgment of a Form 1A and the subsequent issue of a Decision Letter from the WAPC to the applicant (the conditions contained in the decision letter providing the definitive works scope for the subdivision in question), and/or an application for planning approval and issue of a DA from the relevant Local Government for any dwelling construction. The information in this report is not exhaustive and does not constitute town planning advice. No title search or property interest report has been retrieved, and no site inspection has been performed. It shall not be relied upon in any decision making and consequently shall exclude Subdivision Experts from liability arising from negligence. No information presented has been verified for accuracy whether provided by others or obtained from external sources and should not be relied upon in entirety to make investment decisions. You must seek relevant advice from suitably qualified third party financial consultants on these matters.

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Executive Summary

XXXXXXX XXXXXXXXXX has engaged Flynn Subdivision Experts to perform a preliminary site investigation to identify potential works scope, costs and constraints associated with development of 15 Greenwell St in Scarborough .

This report is guided by desktop research only. It will provide preliminary comment on important site particulars specific to this development site, which may include topography, geography, geology, utility access and/or town planning context. Some site particulars may require further investigation during the detailed due diligence phase.

The parent lot is currently zoned R40. In line with clients brief, it is confirmed that the subdivision of this lot into 2 is possible. Options for 3 and 4 lots were also investigated and confirmed, with the capacity to accommodate both townhouse and villa type product. Sewer access for the site will be via the southwest corner of the parent lot.

There will be substantial earthworks and retaining for this site, the true cost of which should be collected in a design driven exercise as part of further due diligence. This will be by way of geotechnical site investigation and engaging a consulting civil engineer to provide preliminary advice, quantities and cost estimates for cut and fill earthworks and retaining. The geotechnical report should also confirm the absence or presence of cap rock risk (advisable). Access leg design for 3 and 4 lot variations should also be sketched up to confirm vehicle manoeuvring compliance, and be submitted to the local government with an application for written advice as part of further due diligence.

The recommended and possible overlay dimensions of any lot configurations will be subject to a site visit and survey (feature survey with concurrent boundary re-establishment survey recommended) and an application to the Western Australian Planning Commission.

It is advised that the following matters have been identified as areas of interest and should be the subject of further focus/inquiry following the desktop study, and should be considered during design development:

- 1. Choice of green title (separate junctions) would entail significant added cost of design, neighbours consent ,Watercorp attendance and extension of sewer main to***

accommodate individual junctions to lots given location of existing sewer main, if more than 2 lots pursued. Internal prelay and sharing of existing junctions advises under a survey strata scheme Survey Strata.

- 2. DBYD mapping has indicated 2 existing sewer junctions for the lot. Subject to accuracy and use check, a discount to the service infrastructure charges for 1 additional lot (approx. \$7400) may be applicable to any application for more than 2 lots.*
- 3. Use of the base R40 Code will be sufficient to accommodate two direct street frontage lots in a configuration of 3 or more lots. Multiple crossovers (for CP driveway and each of the front lots) would be subject to council approval.*
- 4. Significant 7 meter site crossfall. Coordinated civil design work required to ascertain full extent of cut, fill and retaining works . Site survey and civil engineering precals/BOQ for costing advised as part of detailed Due diligence.*
- 5. Moderate risk of limestone cap rock in ground, to impact cut and fill costs. Geotech report as part of detailed due diligence advised.*
- 6. Local planning policy 6.11 TREES AND DEVELOPMENT will apply to any development on this site over \$100,000 in value.*
- 7. LPS Residential R40 Area multiple dwelling (apartment) Clause 5.3.4 applies to site. No multiple dwellings considered at R40 in the study for this site.*
- 8. Ceding of 10% of land (or cash payment en lieu, 10% value of parent lot) will be pursued by the city of Stirling on more than 3 lots, in line with the Planning and development act. There is capacity to dispute the amount (proximity to existing open space, city POS strategy) and/or negotiate partial payment during the 28 day review period upon return of a conditional subdivision approval. Risk worn by the developer.*
- 9. New Draft Medium Density Codes (for R30 and above) are currently in review and production at the WA planning commission (public consultation closing April 2020). These will come into effect end 2022. This may impact design deliverables for this site if DA is not obtained prior to gazette of final version. Of particular note is the difficulty with the new outdoor living area and garden space orientation*

requirements, given the property orientation and slope, and energy efficiency provisions . DA application to be made in first half of 2022 to avoid compliance.

Foreseeable cost items for this subdivision/development if undertaken as a Survey Strata are advised as follows:

- Survey costs (stage 1 and 2)
- WAPC, Landgate and Local government fees and disbursements
- Geotechnical and civil engineering fees
- Town planning fees (POS dispute, variations to DA)
- Development management fees
- Fencing (lot segregation, neighbour boundaries if damaged during siteworks)
- Site clearing/tree removal
- Utility co-contributions to Western power
- Supply and install of a Site mains switch board for onward distribution of consumer mains power to new lots (for Survey strata)
- Dormant cable prelay (electrical)
- Fibre to premises (NBN) access nodes for all lots (design driven)
- Utility co-contributions to Watercorp
- Extension and run of dormant prelay internal sewer and water lines to new lots
- Construction and drainage of common property access leg drainage, access and retaining
- Cut and fill, retaining and earthworks on site (significant)
- Removal of redundant vehicular crossovers, installation of new ones
- Complete turnkey construction costs of dwellings (inc. design, preliminaries, base plus fitout cost and landscape, significant tree planting if required).
- Accrued interest and holding costs

Opinion of Probable Return (OPC) modelling for the development is provided to accompany this Preliminary Site Investigation.

OPC's have been provided without prejudice and the client acknowledges that further detailed due diligence, inclusive of site survey and/or concept design work, detailed cost estimates and professional valuation opinions/CMA should be commissioned to refine these figures during a detailed due diligence activity phase.

The sole purpose of this preliminary report and the accompanying OPC's are to assist the client in making a decision to either:

- a) Proceed to the next stage of detailed due diligence, or
- b) To not proceed with the project any further.

Actual and final project scope and costings can only be finalised after detailed design work is completed and an application has been made to the WAPC for conditional Subdivision Approval and/or the relevant Local Government for Development Approval to construct the dwelling/s. Once the relevant approvals are issued and the conditions contained therein have been interpreted and a works package developed, final works scope and costings can be determined.

Property Particulars

Address: 15 Greenwell street SCARBOROUGH

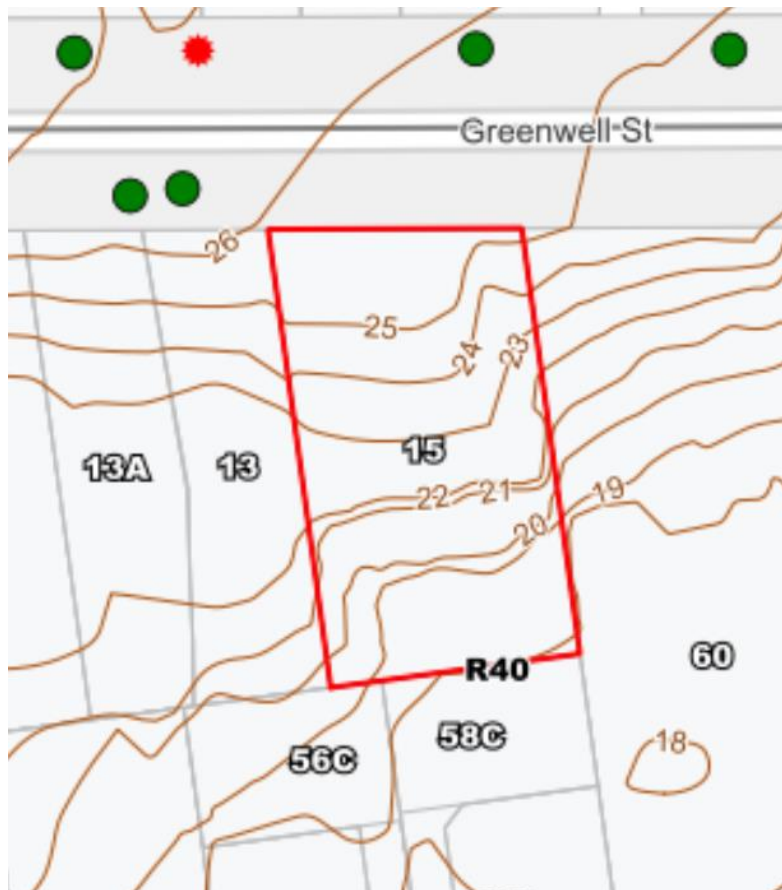
Lot size requirements: R40

R40- 180m² minimum 220m² average.

Area: 1008m²

Description: Lot 10 on D028744

Aerial Planning View of Property



Development Potential

As an R40 lot the property has the following improved development potential options:

- a Possible 4 lot Survey strata with Common property development, with the construction of two storey dwellings approx. 225m² GFA. Any overlay will be subject to survey and WAPC/council approval.



- a Possible 3 lot Survey strata with Common property development, with the construction of two storey dwellings approx. 230- 280m² GFA or single storey 180m² GFA. Any overlay will be subject to survey and WAPC/council approval.



- a Possible 2 lot green title development with the construction of single or two storey dwellings. Single storey dwellings could be up to approx. 280m² Gross floor area, across 2 levels or with significant retaining works. Two storey will dwellings can be upwards of 300m² GFA. This option would be suited sale of land for purchase by affluent Owner occupier, construction of such large dwellings would require significant fit out cost and would be speculative/high risk on return (easy to overcapitalise). Any overlay will be subject to survey and WAPC/council approval.



Tax and Finance

How the site acquisition and/or subsequent development is going to be financed is important to determine before the project is commenced- cost of finance (if required) will impact overall project viability.

Equally as important is tax planning- the vehicle under which you acquire the property and develop it, and your intent as the developer (i.e. trading or holding as a business activity) will have particular consequences for lending, GST liabilities and/or capital gains tax. Once again, this may impact overall project viability.

It is important that both tax and finance are considered and appropriately planned for simultaneously, prior to the acquisition of a development site. FLYNN works with a number specialist property tax and finance professionals. We can facilitate your use of their services if you have not sought advice on tax and finance implications prior to our engagement.

Nature of Property Investigation Report

This Feasibility Study has been assembled as part of a Desktop Due Diligence investigation into the development potential of the site the subject of this study. The investigations' objective has been to ascertain the sites optimum development potential, and provide a forward looking opinions on projected costs, revenue, and/or return. This study also provides a summary of key points and risks in relation to the development possibilities investigated.

Representations made in this document about any or all matters regarding development potential, project costs, indicative returns, risks and other related matters are opinions only. Development potential, costs, and risks can only be confirmed after:

(a) The return of a WAPC Decision Letter, post submission of a form 1A subdivision application to the WAPC, and/or the preparation of detailed design documentation and the lodgment of a DA to the relevant Local Government for approval, and/or

(b) Costing of the conditionally approved detailed design documentation returned by the WAPC and/or Local Government by nominated contractors/consultants to deliver the scope of works necessary to fulfill conditions of approval granted by the WAPC and/or Local Government in documentation outlined at (a) above.

FLYNN Subdivision Experts provide no guarantee as to the outcome of the project based on the information and data presented in this study. Property Development carries inherent risks – all data provided should be read as forward looking statements that involve an element of projection and should not be relied upon absolutely.

Appendix



PROJECT	# lots created	lot size av (m2)
15 greenwell st Scarborough LAND ONLY	4	225

Assumes application of the Margin Scheme at end sale. All input costs to exclude GST

	COST	EQUITY	DEBT	GST
Purchase Costs				
Purchase Price	\$1,050,000.00	\$210,000.00	\$840,000.00	N/A
Stamp Duty	\$45,190.50	\$45,190.50	\$0.00	N/A
Legal Fees, bank fees, settlement etc (.5% PP)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
buyers agent fees (%)	\$0.00	\$0.00	\$0.00	\$0.00
Building & Pest Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Detailed Due diligence (feasibility)	\$4,000.00	\$4,000.00	\$0.00	\$400.00
Total Purchase Cost ex GST	\$1,104,440.50	\$264,440.50	\$840,000.00	\$925.00
Total Purchase Cost inc GST	\$1,105,365.50	\$265,365.50	\$840,000.00	

Professional Fees/Stat charges				
	COST	EQUITY	DEBT	GST
Surveying(feature and cadastral)	\$6,607.20	\$6,607.20	\$0.00	\$660.72
Surveying (amalgamation)	\$0.00	\$0.00	\$0.00	\$0.00
Surveying (Built Strata termination)	\$0.00	\$0.00	\$0.00	\$0.00
Survey disbursements (WAPC fees, landgate,etc)	\$5,731.00	\$5,731.00	\$0.00	N/A
Engineering (civil, drainage, access, structural, etc)	\$18,000.00	\$18,000.00	\$0.00	\$1,800.00
Town Planning / Written justification	\$0.00	\$0.00	\$0.00	\$0.00
Geotech (pre and post)	\$2,400.00	\$2,400.00	\$0.00	\$240.00
BAL	\$0.00	\$0.00	\$0.00	\$0.00
Acoustic	\$0.00	\$0.00	\$0.00	\$0.00
Council Contributions (POS)	\$105,000.00	\$105,000.00	\$0.00	N/A
street trees		\$0.00		
settlement and Title Registration	\$1,450.00	\$1,450.00	\$0.00	\$145.00

Watercorp contributions	\$22,710.00	\$22,710.00	\$0.00	N/A
Western power infrastructure contributions based on DADMD calculator (SIC)	\$12,950.00	\$12,950.00	\$0.00	N/A
electrical engineering	\$0.00	\$0.00	\$0.00	\$0.00
Western power design fees and charges	\$0.00	\$0.00	\$0.00	N/A
Total Subdivision Costs (ex GST)	\$174,848.20	\$174,848.20	\$0.00	\$2,845.72
Total Subdivision Costs (inc GST)	\$177,693.92	\$191,759.92	\$0.00	

Subdivision Costs				
	COST	EQUITY	DEBT	GST
Civil preliminaries	\$16,100.00	\$16,100.00	\$0.00	\$1,610.00
Demolition and clearing	\$33,020.00	\$33,020.00	\$0.00	\$3,302.00
Bulk Earthworks	\$14,600.00	\$14,600.00	\$0.00	\$1,460.00
Retaining Walls and Fencing	\$110,450.00	\$110,450.00	\$0.00	\$11,045.00
Drainage works	\$11,145.00	\$11,145.00	\$0.00	\$1,114.50
Sewer and Water headworks	\$8,900.00	\$8,900.00	\$0.00	\$890.00
Roadworks, crossovers and access	\$11,929.60	\$11,929.60	\$0.00	\$1,192.96
Electricity internal headworks (SMSB, meters, cabling)	\$5,900.00	\$5,900.00	\$0.00	\$590.00
Data/Telco	\$8,000.00	\$8,000.00	\$0.00	\$800.00
retained dwelling upgrades	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Subdivision Costs (ex GST)	\$220,044.60	\$220,044.60	\$0.00	\$22,004.46
Total Subdivision Costs (inc GST)	\$242,049.06	\$242,049.06	\$0.00	

cost/lot inc GST

\$60,512.27

Design Costs				
	COST	EQUITY	DEBT	GST
Architectural design and specification costs	\$0.00	\$0.00	\$0.00	\$0.00

planning reports/review/ESD/UDS	\$0.00	\$0.00	\$0.00	\$0.00
DA/JPAP	\$0.00	\$0.00	\$0.00	N/A
engineering (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
BCA/Private cert (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs ex GST	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs inc GST	\$0.00	\$0.00	\$0.00	

Building Costs				
	COST	EQUITY	DEBT	GST
	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type B	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type C	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs ex GST	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs inc GST	\$0.00	\$0.00	\$0.00	

Holding Costs	
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LOAN PERIOD (MONTHS)	RATE	PEAK DEBT %	DEBT AMOUNT (GST funded by bank)	INTEREST
15.00	3.00%	100%	\$840,000.00	\$31,500.00

	COST	EQUITY	DEBT	GST
brokers fee	\$0.00	\$0.00	\$0.00	\$0.00
Lenders Fees and valuation	\$0.00	\$0.00	\$0.00	\$0.00
Interest (max 70% LDCR calc @ 65% peak debt)	\$31,500.00	\$31,500.00	\$0.00	N/A
line fees	\$0.00	\$0.00	\$0.00	N/A
tax advice/returns	\$10,000.00	\$10,000.00	\$0.00	\$1,000.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
council rates	\$3,125.00	\$3,125.00	\$0.00	N/A
water rates	\$1,500.00	\$1,500.00	\$0.00	N/A
Total Holding Costs ex GST	\$46,125.00	\$46,125.00	\$0.00	\$1,000.00
Total Holding Costs inc GST	\$47,125.00	\$47,125.00	\$0.00	

Bank Underwritings

LVR Initial	80.00%
LVR (As if completed)	58.62%
LDCR bank lender	51.67%
LDCR non bank lender (ex acquisition cost and interest)	54.55%

PROJECT DATA SUMMARY				
	COST	EQUITY	DEBT	GST
Total acqulsition and construction costs (TAC ex GST)	\$1,545,458.30	\$705,458.30	\$840,000.00	\$26,775.18
Development Management Fees (2.5% TAC)	\$38,636.46	\$38,636.46	\$0.00	\$3,863.65
Contingency	\$11,002.23	\$11,002.23	\$0.00	N/A
Total Purchase and Development Costs less GST	\$1,595,096.99	\$755,096.99	\$840,000.00	\$30,638.83
Total Purchase and Development Costs inc GST	\$1,625,735.81	\$799,801.81	\$840,000.00	



PROJECT	# lots created	lot size av (m2)
15 greenwell st Scarborough LAND ONLY	3	296

Assumes application of the Margin Scheme at end sale. All input costs to exclude GST

	COST	EQUITY	DEBT	GST
Purchase Costs				
Purchase Price	\$1,050,000.00	\$210,000.00	\$840,000.00	N/A
Stamp Duty	\$45,190.50	\$45,190.50	\$0.00	N/A
Legal Fees, bank fees, settlement etc (.5% PP)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
buyers agent fees (%)	\$0.00	\$0.00	\$0.00	\$0.00
Building & Pest Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Detailed Due diligence (feasibility)	\$3,000.00	\$3,000.00	\$0.00	\$300.00
Total Purchase Cost ex GST	\$1,103,440.50	\$263,440.50	\$840,000.00	\$825.00
Total Purchase Cost inc GST	\$1,104,265.50	\$264,265.50	\$840,000.00	

Professional Fees/Stat charges				
	COST	EQUITY	DEBT	GST
Surveying(feature and cadastral)	\$5,707.20	\$5,707.20	\$0.00	\$570.72
Surveying (amalgamation)	\$0.00	\$0.00	\$0.00	\$0.00
Surveying (Built Strata termination)	\$0.00	\$0.00	\$0.00	\$0.00
Survey disbursements (WAPC fees, landgate,etc)	\$5,529.00	\$5,529.00	\$0.00	N/A
Engineering (civil, drainage, access, structural, etc)	\$13,500.00	\$13,500.00	\$0.00	\$1,350.00
Town Planning / Written justification	\$0.00	\$0.00	\$0.00	\$0.00
Geotech (pre and post)	\$2,050.00	\$2,050.00	\$0.00	\$205.00
BAL	\$0.00	\$0.00	\$0.00	\$0.00
Acoustic	\$0.00	\$0.00	\$0.00	\$0.00
Council Contributions (POS)	\$0.00	\$0.00	\$0.00	N/A
street trees		\$0.00		
settlement and Title Registration	\$1,200.00	\$1,200.00	\$0.00	\$120.00

Watercorp contributions	\$15,140.00	\$15,140.00	\$0.00	N/A
Western power infrastructure contributions based on DADMD calculator (SIC)	\$9,850.00	\$9,850.00	\$0.00	N/A
electrical engineering	\$0.00	\$0.00	\$0.00	\$0.00
Western power design fees and charges	\$0.00	\$0.00	\$0.00	N/A
Total Subdivision Costs (ex GST)	\$52,976.20	\$52,976.20	\$0.00	\$2,245.72
Total Subdivision Costs (inc GST)	\$55,221.92	\$57,720.92	\$0.00	

Subdivision Costs				
	COST	EQUITY	DEBT	GST
Civil preliminaries	\$16,100.00	\$16,100.00	\$0.00	\$1,610.00
Demolition and clearing	\$33,020.00	\$33,020.00	\$0.00	\$3,302.00
Bulk Earthworks	\$14,400.00	\$14,400.00	\$0.00	\$1,440.00
Retaining Walls and Fencing	\$85,450.00	\$85,450.00	\$0.00	\$8,545.00
Drainage works	\$11,145.00	\$11,145.00	\$0.00	\$1,114.50
Sewer and Water headworks	\$8,900.00	\$8,900.00	\$0.00	\$890.00
Roadworks, crossovers and access	\$11,929.60	\$11,929.60	\$0.00	\$1,192.96
Electricity internal headworks (SMSB, meters, cabling)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
Data/Telco	\$6,000.00	\$6,000.00	\$0.00	\$600.00
retained dwelling upgrades	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Subdivision Costs (ex GST)	\$192,194.60	\$192,194.60	\$0.00	\$19,219.46
Total Subdivision Costs (inc GST)	\$211,414.06	\$211,414.06	\$0.00	

cost/lot inc GST

\$70,471.35

Design Costs				
	COST	EQUITY	DEBT	GST
Architectural design and specification costs	\$0.00	\$0.00	\$0.00	\$0.00

planning reports/review/ESD/UDS	\$0.00	\$0.00	\$0.00	\$0.00
DA/JPAP	\$0.00	\$0.00	\$0.00	N/A
engineering (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
BCA/Private cert (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs ex GST	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs inc GST	\$0.00	\$0.00	\$0.00	

Building Costs				
	COST	EQUITY	DEBT	GST
	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type B	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type C	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs ex GST	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs inc GST	\$0.00	\$0.00	\$0.00	

Holding Costs	
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LOAN PERIOD (MONTHS)	RATE	PEAK DEBT %	DEBT AMOUNT (GST funded by bank)	INTEREST
15.00	3.00%	100%	\$840,000.00	\$31,500.00

	COST	EQUITY	DEBT	GST
brokers fee	\$0.00	\$0.00	\$0.00	\$0.00
Lenders Fees and valuation	\$0.00	\$0.00	\$0.00	\$0.00
Interest (max 70% LDCR calc @ 65% peak debt)	\$31,500.00	\$31,500.00	\$0.00	N/A
line fees	\$0.00	\$0.00	\$0.00	N/A
tax advice/returns	\$10,000.00	\$10,000.00	\$0.00	\$1,000.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
council rates	\$3,125.00	\$3,125.00	\$0.00	N/A
water rates	\$1,500.00	\$1,500.00	\$0.00	N/A
Total Holding Costs ex GST	\$46,125.00	\$46,125.00	\$0.00	\$1,000.00
Total Holding Costs inc GST	\$47,125.00	\$47,125.00	\$0.00	

Bank Underwritings

LVR Initial	80.00%
LVR (As if completed)	61.26%
LDCR bank lender	57.30%
LDCR non bank lender (ex acquisition cost and interest)	60.82%

PROJECT DATA SUMMARY				
	COST	EQUITY	DEBT	GST
Total acqulsition and construction costs (TAC ex GST)	\$1,394,736.30	\$554,736.30	\$840,000.00	\$23,290.18
Development Management Fees (2.5% TAC)	\$34,868.41	\$34,868.41	\$0.00	\$3,486.84
Contingency	\$9,609.73	\$9,609.73	\$0.00	N/A
Total Purchase and Development Costs less GST	\$1,439,214.44	\$599,214.44	\$840,000.00	\$26,777.02
Total Purchase and Development Costs inc GST	\$1,465,991.46	\$628,490.46	\$840,000.00	



PROJECT	# lots created	lot size av (m2)
15 greenwell st Scarborough LAND ONLY	2	504

Assumes application of the Margin Scheme at end sale. All input costs to exclude GST

	COST	EQUITY	DEBT	GST
Purchase Costs				
Purchase Price	\$1,050,000.00	\$210,000.00	\$840,000.00	N/A
Stamp Duty	\$45,190.50	\$45,190.50	\$0.00	N/A
Legal Fees, bank fees, settlement etc (.5% PP)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
buyers agent fees (%)	\$0.00	\$0.00	\$0.00	\$0.00
Building & Pest Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Detailed Due diligence (feasibility)	\$3,500.00	\$3,500.00	\$0.00	\$350.00
Total Purchase Cost ex GST	\$1,103,940.50	\$263,940.50	\$840,000.00	\$875.00
Total Purchase Cost inc GST	\$1,104,815.50	\$264,815.50	\$840,000.00	

Professional Fees/Stat charges				
	COST	EQUITY	DEBT	GST
Surveying(feature and cadastral)	\$4,807.20	\$4,807.20	\$0.00	\$480.72
Surveying (amalgamation)	\$0.00	\$0.00	\$0.00	\$0.00
Surveying (Built Strata termination)	\$0.00	\$0.00	\$0.00	\$0.00
Survey disbursements (WAPC fees, landgate,etc)	\$5,327.00	\$5,327.00	\$0.00	N/A
Engineering (civil, drainage, access, structural, etc)	\$5,400.00	\$5,400.00	\$0.00	\$540.00
Town Planning / Written justification	\$0.00	\$0.00	\$0.00	\$0.00
Geotech (pre and post)	\$1,700.00	\$1,700.00	\$0.00	\$170.00
BAL	\$0.00	\$0.00	\$0.00	\$0.00
Acoustic	\$0.00	\$0.00	\$0.00	\$0.00
Council Contributions (POS)	\$0.00	\$0.00	\$0.00	N/A
street trees		\$0.00		
settlement and Title Registration	\$950.00	\$950.00	\$0.00	\$95.00

Watercorp contributions	\$7,570.00	\$7,570.00	\$0.00	N/A
Western power infrastructure contributions based on DADMD calculator (SIC)	\$4,185.00	\$4,185.00	\$0.00	N/A
electrical engineering	\$0.00	\$0.00	\$0.00	\$0.00
Western power design fees and charges	\$0.00	\$0.00	\$0.00	N/A
Total Subdivision Costs (ex GST)	\$29,939.20	\$29,939.20	\$0.00	\$1,285.72
Total Subdivision Costs (inc GST)	\$31,224.92	\$32,400.42	\$0.00	

Subdivision Costs				
	COST	EQUITY	DEBT	GST
Civil preliminaries	\$16,100.00	\$16,100.00	\$0.00	\$1,610.00
Demolition and clearing	\$33,020.00	\$33,020.00	\$0.00	\$3,302.00
Bulk Earthworks	\$25,150.00	\$25,150.00	\$0.00	\$2,515.00
Retaining Walls and Fencing	\$70,450.00	\$70,450.00	\$0.00	\$7,045.00
Drainage works	\$0.00	\$0.00	\$0.00	\$0.00
Sewer and Water headworks	\$1,300.00	\$1,300.00	\$0.00	\$130.00
Roadworks, crossovers and access	\$0.00	\$0.00	\$0.00	\$0.00
Electricity internal headworks (SMSB, meters, cabling)	\$0.00	\$0.00	\$0.00	\$0.00
Data/Telco	\$4,000.00	\$4,000.00	\$0.00	\$400.00
retained dwelling upgrades	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Subdivision Costs (ex GST)	\$150,020.00	\$150,020.00	\$0.00	\$15,002.00
Total Subdivision Costs (inc GST)	\$165,022.00	\$165,022.00	\$0.00	

cost/lot inc GST

\$82,511.00

Design Costs				
	COST	EQUITY	DEBT	GST
Architectural design and specification costs	\$0.00	\$0.00	\$0.00	\$0.00

planning reports/review/ESD/UDS	\$0.00	\$0.00	\$0.00	\$0.00
DA/JPAP	\$0.00	\$0.00	\$0.00	N/A
engineering (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
BCA/Private cert (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs ex GST	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs inc GST	\$0.00	\$0.00	\$0.00	

Building Costs				
	COST	EQUITY	DEBT	GST
	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type B	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type C	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs ex GST	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs inc GST	\$0.00	\$0.00	\$0.00	

Holding Costs	
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LOAN PERIOD (MONTHS)	RATE	PEAK DEBT %	DEBT AMOUNT (GST funded by bank)	INTEREST
12.00	3.00%	100%	\$840,000.00	\$25,200.00

	COST	EQUITY	DEBT	GST
brokers fee	\$0.00	\$0.00	\$0.00	\$0.00
Lenders Fees and valuation	\$0.00	\$0.00	\$0.00	\$0.00
Interest (max 70% LDCR calc @ 65% peak debt)	\$25,200.00	\$25,200.00	\$0.00	N/A
line fees	\$0.00	\$0.00	\$0.00	N/A
tax advice/returns	\$10,000.00	\$10,000.00	\$0.00	\$1,000.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
council rates	\$3,125.00	\$3,125.00	\$0.00	N/A
water rates	\$1,500.00	\$1,500.00	\$0.00	N/A
Total Holding Costs ex GST	\$39,825.00	\$39,825.00	\$0.00	\$1,000.00
Total Holding Costs inc GST	\$40,825.00	\$40,825.00	\$0.00	

Bank Underwritings

LVR Initial	80.00%
LVR (As if completed)	57.14%
LDCR bank lender	60.62%
LDCR non bank lender (ex acquisition cost and interest)	64.29%

PROJECT DATA SUMMARY				
	COST	EQUITY	DEBT	GST
Total acqulsition and construction costs (TAC ex GST)	\$1,323,724.70	\$483,724.70	\$840,000.00	\$18,162.72
Development Management Fees (2.5% TAC)	\$33,093.12	\$33,093.12	\$0.00	\$3,309.31
Contingency	\$7,501.00	\$7,501.00	\$0.00	N/A
Total Purchase and Development Costs less GST	\$1,364,318.82	\$524,318.82	\$840,000.00	\$21,472.03
Total Purchase and Development Costs inc GST	\$1,385,790.85	\$546,966.35	\$840,000.00	



PROJECT	# lots created	lot size av (m2)
15 greenwell st Scarborough	4	225

Assumes application of the Margin Scheme at end sale. All input costs to exclude GST

	COST	EQUITY	DEBT	GST
Purchase Costs				
Purchase Price	\$1,050,000.00	\$630,000.00	\$420,000.00	N/A
Stamp Duty	\$45,190.50	\$45,190.50	\$0.00	N/A
Legal Fees, bank fees, settlement etc (.5% PP)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
buyers agent fees (%)	\$0.00	\$0.00	\$0.00	\$0.00
Building & Pest Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Detailed Due diligence (feasibility)	\$5,000.00	\$5,000.00	\$0.00	\$500.00
Total Purchase Cost ex GST	\$1,105,440.50	\$685,440.50	\$420,000.00	\$1,025.00
Total Purchase Cost inc GST	\$1,106,465.50	\$686,465.50	\$420,000.00	

Professional Fees/Stat charges				
	COST	EQUITY	DEBT	GST
Surveying(feature and cadastral)	\$6,607.20	\$6,607.20	\$0.00	\$660.72
Surveying (amalgamation)	\$0.00	\$0.00	\$0.00	\$0.00
Surveying (Built Strata termination)	\$0.00	\$0.00	\$0.00	\$0.00
Survey disbursements (WAPC fees, landgate,etc)	\$5,731.00	\$5,731.00	\$0.00	N/A
Engineering (civil, drainage, access, structural, etc)	\$0.00	\$0.00	\$0.00	\$0.00
Town Planning / Written justification	\$0.00	\$0.00	\$0.00	\$0.00
Geotech (pre and post)	\$2,400.00	\$2,400.00	\$0.00	\$240.00
BAL	\$0.00	\$0.00	\$0.00	\$0.00
Acoustic	\$0.00	\$0.00	\$0.00	\$0.00
Council Contributions (POS)	\$105,000.00	\$105,000.00	\$0.00	N/A
street trees		\$0.00		
settlement and Title Registration	\$1,450.00	\$0.00	\$1,450.00	\$145.00

Watercorp contributions	\$22,710.00	\$0.00	\$22,710.00	N/A
Western power infrastructure contributions based on DADMD calculator (SIC)	\$12,950.00	\$0.00	\$12,950.00	N/A
electrical engineering	\$0.00	\$0.00	\$0.00	\$0.00
Western power design fees and charges	\$0.00	\$0.00	\$0.00	N/A
Total Subdivision Costs (ex GST)	\$156,848.20	\$119,738.20	\$37,110.00	\$1,045.72
Total Subdivision Costs (inc GST)	\$157,893.92	\$131,138.92	\$37,255.00	

Subdivision Costs				
	COST	EQUITY	DEBT	GST
Civil preliminaries	\$0.00	\$0.00	\$0.00	\$0.00
Demolition and clearing	\$33,020.00	\$0.00	\$33,020.00	\$3,302.00
Bulk Earthworks	\$0.00	\$0.00	\$0.00	\$0.00
Retaining Walls and Fencing	\$55,225.00	\$0.00	\$55,225.00	\$5,522.50
Drainage works	\$0.00	\$0.00	\$0.00	\$0.00
Sewer and Water headworks	\$0.00	\$0.00	\$0.00	\$0.00
Roadworks, crossovers and access	\$0.00	\$0.00	\$0.00	\$0.00
Electricity internal headworks (SMSB, meters, cabling)	\$0.00	\$0.00	\$0.00	\$0.00
Data/Telco	\$0.00	\$0.00	\$0.00	\$0.00
retained dwelling upgrades	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Subdivision Costs (ex GST)	\$88,245.00	\$0.00	\$88,245.00	\$8,824.50
Total Subdivision Costs (inc GST)	\$97,069.50	\$0.00	\$97,069.50	

cost/lot inc GST

\$24,267.38

Design Costs				
	COST	EQUITY	DEBT	GST
Architectural design and specification costs	\$40,320.00	\$40,320.00	\$0.00	\$4,032.00

planning reports/review/ESD/UDS	\$0.00	\$0.00	\$0.00	\$0.00
DA/JPAP	\$6,451.20	\$6,451.20	\$0.00	N/A
engineering (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
BCA/Private cert (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs ex GST	\$46,771.20	\$46,771.20	\$0.00	\$4,032.00
Total Design Costs inc GST	\$50,803.20	\$50,803.20	\$0.00	
Building Costs				
	COST	EQUITY	DEBT	GST
4 mid exec townhouses 240m2 GFA @2100/m2 (2a ramshaw comp spec)	\$2,016,000.00	\$131,040.00	\$1,884,960.00	\$201,600.00
Dwelling type B	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type C	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs ex GST	\$2,016,000.00	\$131,040.00	\$1,884,960.00	\$201,600.00
Total Building Costs inc GST	\$2,217,600.00	\$144,144.00	\$2,073,456.00	
Holding Costs				

LOAN PERIOD (MONTHS)	RATE	PEAK DEBT %	DEBT AMOUNT (GST funded by bank)	INTEREST
30.00	6.00%	65%	\$2,590,525.50	\$252,576.24
brokers fee	\$18,133.68	\$18,133.68	\$0.00	\$1,813.37
Lenders Fees and valuation	\$33,676.83	\$33,676.83	\$0.00	\$3,367.68
Interest (max 70% LDCR calc @ 65% peak debt)	\$252,576.24	\$252,576.24	\$0.00	N/A
line fees	\$0.00	\$0.00	\$0.00	N/A
tax advice/returns	\$10,000.00	\$10,000.00	\$0.00	\$1,000.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
council rates	\$3,125.00	\$3,125.00	\$0.00	N/A
water rates	\$1,500.00	\$1,500.00	\$0.00	N/A
Total Holding Costs ex GST	\$319,011.75	\$319,011.75	\$0.00	\$6,181.05
Total Holding Costs inc GST	\$325,192.80	\$325,192.80	\$0.00	

Bank Underwritings	
LVR Initial	40.00%
LVR (As if completed)	65.14%
LDCR bank lender	63.77%
LDCR non bank lender (ex acquisition cost and interest)	68.92%

PROJECT DATA SUMMARY				
	COST	EQUITY	DEBT	GST
Total acqulsition and construction costs (TAC ex GST)	\$3,732,316.65	\$1,302,001.65	\$2,430,315.00	\$222,708.27
Development Management Fees (2.5% TAC)	\$93,307.92	\$93,307.92	\$0.00	\$9,330.79
Contingency	\$63,127.35	\$63,127.35	\$0.00	N/A
Total Purchase and Development Costs less GST	\$3,888,751.91	\$1,458,436.91	\$2,430,315.00	\$232,039.06
Total Purchase and Development Costs inc GST	\$4,120,790.98	\$1,503,510.48	\$2,627,780.50	



PROJECT	# lots created	lot size av (m2)
15 greenwell st Scarborough	3	296

Assumes application of the Margin Scheme at end sale. All input costs to exclude GST

	COST	EQUITY	DEBT	GST
Purchase Costs				
Purchase Price	\$1,050,000.00	\$630,000.00	\$420,000.00	N/A
Stamp Duty	\$45,190.50	\$45,190.50	\$0.00	N/A
Legal Fees, bank fees, settlement etc (.5% PP)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
buyers agent fees (%)	\$0.00	\$0.00	\$0.00	\$0.00
Building & Pest Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Detailed Due diligence (feasibility)	\$5,000.00	\$5,000.00	\$0.00	\$500.00
Total Purchase Cost ex GST	\$1,105,440.50	\$685,440.50	\$420,000.00	\$1,025.00
Total Purchase Cost inc GST	\$1,106,465.50	\$686,465.50	\$420,000.00	

Professional Fees/Stat charges				
	COST	EQUITY	DEBT	GST
Surveying(feature and cadastral)	\$5,707.20	\$5,707.20	\$0.00	\$570.72
Surveying (amalgamation)	\$0.00	\$0.00	\$0.00	\$0.00
Surveying (Built Strata termination)	\$0.00	\$0.00	\$0.00	\$0.00
Survey disbursements (WAPC fees, landgate,etc)	\$5,529.00	\$5,529.00	\$0.00	N/A
Engineering (civil, drainage, access, structural, etc)	\$13,500.00	\$13,500.00	\$0.00	\$1,350.00
Town Planning / Written justification	\$0.00	\$0.00	\$0.00	\$0.00
Geotech (pre and post)	\$2,050.00	\$2,050.00	\$0.00	\$205.00
BAL	\$0.00	\$0.00	\$0.00	\$0.00
Acoustic	\$0.00	\$0.00	\$0.00	\$0.00
Council Contributions (POS)	\$0.00	\$0.00	\$0.00	N/A
street trees		\$0.00		
settlement and Title Registration	\$1,200.00	\$1,200.00	\$0.00	\$120.00

Watercorp contributions	\$15,140.00	\$15,140.00	\$0.00	N/A
Western power infrastructure contributions based on DADMD calculator (SIC)	\$9,850.00	\$9,850.00	\$0.00	N/A
electrical engineering	\$0.00	\$0.00	\$0.00	\$0.00
Western power design fees and charges	\$0.00	\$0.00	\$0.00	N/A
Total Subdivision Costs (ex GST)	\$52,976.20	\$52,976.20	\$0.00	\$2,245.72
Total Subdivision Costs (inc GST)	\$55,221.92	\$57,720.92	\$0.00	

Subdivision Costs				
	COST	EQUITY	DEBT	GST
Civil preliminaries	\$0.00	\$0.00	\$0.00	\$0.00
Demolition and clearing	\$33,020.00	\$33,020.00	\$0.00	\$3,302.00
Bulk Earthworks	\$0.00	\$0.00	\$0.00	\$0.00
Retaining Walls and Fencing	\$42,725.00	\$42,725.00	\$0.00	\$4,272.50
Drainage works	\$0.00	\$0.00	\$0.00	\$0.00
Sewer and Water headworks	\$0.00	\$0.00	\$0.00	\$0.00
Roadworks, crossovers and access	\$0.00	\$0.00	\$0.00	\$0.00
Electricity internal headworks (SMSB, meters, cabling)	\$0.00	\$0.00	\$0.00	\$0.00
Data/Telco	\$0.00	\$0.00	\$0.00	\$0.00
retained dwelling upgrades	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Subdivision Costs (ex GST)	\$75,745.00	\$75,745.00	\$0.00	\$7,574.50
Total Subdivision Costs (inc GST)	\$83,319.50	\$83,319.50	\$0.00	

cost/lot inc GST

\$27,773.17

Design Costs				
	COST	EQUITY	DEBT	GST
Architectural design and specification costs	\$25,830.00	\$25,830.00	\$0.00	\$2,583.00

planning reports/review/ESD/UDS	\$0.00	\$0.00	\$0.00	\$0.00
DA/JPAP	\$5,510.40	\$5,510.40	\$0.00	N/A
engineering (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
BCA/Private cert (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs ex GST	\$31,340.40	\$31,340.40	\$0.00	\$2,583.00
Total Design Costs inc GST	\$33,923.40	\$33,923.40	\$0.00	

Building Costs				
	COST	EQUITY	DEBT	GST
3x 280m2 GFA mid spec townhouses \$2050/m2 GFA	\$1,722,000.00	\$344,400.00	\$1,377,600.00	\$172,200.00
Dwelling type B	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type C	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs ex GST	\$1,722,000.00	\$344,400.00	\$1,377,600.00	\$172,200.00
Total Building Costs inc GST	\$1,894,200.00	\$378,840.00	\$1,515,360.00	

Holding Costs	
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LOAN PERIOD (MONTHS)	RATE	PEAK DEBT %	DEBT AMOUNT (GST funded by bank)	INTEREST
30.00	6.00%	65%	\$1,935,360.00	\$188,697.60

	COST	EQUITY	DEBT	GST
brokers fee	\$19,353.60	\$19,353.60	\$0.00	\$1,935.36
Lenders Fees and valuation	\$18,580.00	\$18,580.00	\$0.00	\$1,858.00
Interest (max 70% LDCR calc @ 65% peak debt)	\$188,697.60	\$0.00	\$188,697.60	N/A
line fees	\$0.00	\$0.00	\$0.00	N/A
tax advice/returns	\$15,000.00	\$15,000.00	\$0.00	\$1,500.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
council rates	\$6,250.00	\$6,250.00	\$0.00	N/A
water rates	\$3,000.00	\$3,000.00	\$0.00	N/A
Total Holding Costs ex GST	\$250,881.20	\$62,183.60	\$188,697.60	\$5,293.36
Total Holding Costs inc GST	\$256,174.56	\$67,476.96	\$188,697.60	

Bank Underwritings

LVR Initial	40.00%
LVR (As if completed)	63.03%
LDCR bank lender	58.87%
LDCR non bank lender (ex acquisition cost and interest)	63.14%

PROJECT DATA SUMMARY				
	COST	EQUITY	DEBT	GST
Total acquisition and construction costs (TAC ex GST)	\$3,238,383.30	\$1,252,085.70	\$1,986,297.60	\$190,921.58
Development Management Fees (2.5% TAC)	\$80,959.58	\$80,959.58	\$0.00	\$8,095.96
Contingency	\$89,887.25	\$89,887.25	\$0.00	N/A
Total Purchase and Development Costs less GST	\$3,409,230.13	\$1,422,932.53	\$1,986,297.60	\$199,017.54
Total Purchase and Development Costs inc GST	\$3,608,247.67	\$1,486,689.07	\$2,124,057.60	



PROJECT	# lots created	lot size av (m2)
15 greenwell st Scarborough	3	296

Assumes application of the Margin Scheme at end sale. All input costs to exclude GST

	COST	EQUITY	DEBT	GST
Purchase Costs				
Purchase Price	\$1,050,000.00	\$630,000.00	\$420,000.00	N/A
Stamp Duty	\$45,190.50	\$45,190.50	\$0.00	N/A
Legal Fees, bank fees, settlement etc (.5% PP)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
buyers agent fees (%)	\$0.00	\$0.00	\$0.00	\$0.00
Building & Pest Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Detailed Due diligence (feasibility)	\$5,000.00	\$5,000.00	\$0.00	\$500.00
Total Purchase Cost ex GST	\$1,105,440.50	\$685,440.50	\$420,000.00	\$1,025.00
Total Purchase Cost inc GST	\$1,106,465.50	\$686,465.50	\$420,000.00	

Professional Fees/Stat charges				
	COST	EQUITY	DEBT	GST
Surveying(feature and cadastral)	\$5,707.20	\$5,707.20	\$0.00	\$570.72
Surveying (amalgamation)	\$0.00	\$0.00	\$0.00	\$0.00
Surveying (Built Strata termination)	\$0.00	\$0.00	\$0.00	\$0.00
Survey disbursements (WAPC fees, landgate,etc)	\$5,529.00	\$5,529.00	\$0.00	N/A
Engineering (civil, drainage, access, structural, etc)	\$13,500.00	\$13,500.00	\$0.00	\$1,350.00
Town Planning / Written justification	\$0.00	\$0.00	\$0.00	\$0.00
Geotech (pre and post)	\$2,050.00	\$2,050.00	\$0.00	\$205.00
BAL	\$0.00	\$0.00	\$0.00	\$0.00
Acoustic	\$0.00	\$0.00	\$0.00	\$0.00
Council Contributions (POS)	\$0.00	\$0.00	\$0.00	N/A
street trees		\$0.00		
settlement and Title Registration	\$1,200.00	\$1,200.00	\$0.00	\$120.00

Watercorp contributions	\$15,140.00	\$15,140.00	\$0.00	N/A
Western power infrastructure contributions based on DADMD calculator (SIC)	\$9,850.00	\$9,850.00	\$0.00	N/A
electrical engineering	\$0.00	\$0.00	\$0.00	\$0.00
Western power design fees and charges	\$0.00	\$0.00	\$0.00	N/A
Total Subdivision Costs (ex GST)	\$52,976.20	\$52,976.20	\$0.00	\$2,245.72
Total Subdivision Costs (inc GST)	\$55,221.92	\$57,720.92	\$0.00	

Subdivision Costs				
	COST	EQUITY	DEBT	GST
Civil preliminaries	\$0.00	\$0.00	\$0.00	\$0.00
Demolition and clearing	\$33,020.00	\$33,020.00	\$0.00	\$3,302.00
Bulk Earthworks	\$0.00	\$0.00	\$0.00	\$0.00
Retaining Walls and Fencing	\$42,725.00	\$42,725.00	\$0.00	\$4,272.50
Drainage works	\$0.00	\$0.00	\$0.00	\$0.00
Sewer and Water headworks	\$0.00	\$0.00	\$0.00	\$0.00
Roadworks, crossovers and access	\$0.00	\$0.00	\$0.00	\$0.00
Electricity internal headworks (SMSB, meters, cabling)	\$0.00	\$0.00	\$0.00	\$0.00
Data/Telco	\$0.00	\$0.00	\$0.00	\$0.00
retained dwelling upgrades	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Subdivision Costs (ex GST)	\$75,745.00	\$75,745.00	\$0.00	\$7,574.50
Total Subdivision Costs (inc GST)	\$83,319.50	\$83,319.50	\$0.00	

cost/lot inc GST

\$27,773.17

Design Costs				
	COST	EQUITY	DEBT	GST
Architectural design and specification costs	\$13,736.25	\$13,736.25	\$0.00	\$1,373.63

planning reports/review/ESD/UDS	\$0.00	\$0.00	\$0.00	\$0.00
DA/JPAP	\$2,930.40	\$2,930.40	\$0.00	N/A
engineering (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
BCA/Private cert (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs ex GST	\$16,666.65	\$16,666.65	\$0.00	\$1,373.63
Total Design Costs inc GST	\$18,040.28	\$18,040.28	\$0.00	
Building Costs				
	COST	EQUITY	DEBT	GST
3x 185m2m2 GFA mid spec houses single storey				
\$1650/m2 GFA turnkey	\$915,750.00	\$54,945.00	\$860,805.00	\$91,575.00
Dwelling type B	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling type C	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs ex GST	\$915,750.00	\$54,945.00	\$860,805.00	\$91,575.00
Total Building Costs inc GST	\$1,007,325.00	\$60,439.50	\$946,885.50	
Holding Costs				

LOAN PERIOD (MONTHS)	RATE	PEAK DEBT %	DEBT AMOUNT (GST funded by bank)	INTEREST
24.00	6.00%	65%	\$1,366,885.50	\$106,617.07
brokers fee				
Lenders Fees and valuation				
Interest (max 70% LDCR calc @ 65% peak debt)				
line fees				
tax advice/returns				
other cost				
other cost				
council rates				
water rates				
Total Holding Costs ex GST	\$151,354.78	\$44,737.71	\$106,617.07	\$3,733.77
Total Holding Costs inc GST	\$155,088.55	\$48,471.48	\$106,617.07	

Bank Underwritings	
LVR Initial	40.00%
LVR (As if completed)	56.36%
LDCR bank lender	58.04%
LDCR non bank lender (ex acquisition cost and interest)	62.00%

PROJECT DATA SUMMARY				
	COST	EQUITY	DEBT	GST
Total acquisition and construction costs (TAC ex GST)	\$2,317,933.13	\$930,511.06	\$1,387,422.07	\$107,527.62
Development Management Fees (2.5% TAC)	\$57,948.33	\$57,948.33	\$0.00	\$5,794.83
Contingency	\$49,574.75	\$49,574.75	\$0.00	N/A
Total Purchase and Development Costs less GST	\$2,425,456.21	\$1,038,034.14	\$1,387,422.07	\$113,322.45
Total Purchase and Development Costs inc GST	\$2,538,778.66	\$1,067,775.09	\$1,473,502.57	



PROJECT	# lots created	lot size av (m2)
15 greenwell st Scarborough	2	504

Assumes application of the Margin Scheme at end sale. All input costs to exclude GST

	COST	EQUITY	DEBT	GST
Purchase Costs				
Purchase Price	\$1,050,000.00	\$210,000.00	\$840,000.00	N/A
Stamp Duty	\$45,190.50	\$45,190.50	\$0.00	N/A
Legal Fees, bank fees, settlement etc (.5% PP)	\$5,250.00	\$5,250.00	\$0.00	\$525.00
buyers agent fees (%)	\$0.00	\$0.00	\$0.00	\$0.00
Building & Pest Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Detailed Due diligence (feasibility)	\$5,000.00	\$5,000.00	\$0.00	\$500.00
Total Purchase Cost ex GST	\$1,105,440.50	\$265,440.50	\$840,000.00	\$1,025.00
Total Purchase Cost inc GST	\$1,106,465.50	\$266,465.50	\$840,000.00	

Professional Fees/Stat charges				
	COST	EQUITY	DEBT	GST
Surveying(feature and cadastral)	\$4,807.20	\$4,807.20	\$0.00	\$480.72
Surveying (amalgamation)	\$0.00	\$0.00	\$0.00	\$0.00
Surveying (Built Strata termination)	\$0.00	\$0.00	\$0.00	\$0.00
Survey disbursements (WAPC fees, landgate,etc)	\$5,327.00	\$5,327.00	\$0.00	N/A
Engineering (civil, drainage, access, structural, etc)	\$0.00	\$0.00	\$0.00	\$0.00
Town Planning / Written justification	\$0.00	\$0.00	\$0.00	\$0.00
Geotech (pre and post)	\$1,700.00	\$1,700.00	\$0.00	\$170.00
BAL	\$0.00	\$0.00	\$0.00	\$0.00
Acoustic	\$0.00	\$0.00	\$0.00	\$0.00
Council Contributions (POS)	\$0.00	\$0.00	\$0.00	N/A
street trees		\$0.00		
settlement and Title Registration	\$950.00	\$950.00	\$0.00	\$95.00

Watercorp contributions	\$7,570.00	\$7,570.00	\$0.00	N/A
Western power infrastructure contributions based on DADMD calculator (SIC)	\$4,185.00	\$4,185.00	\$0.00	N/A
electrical engineering	\$0.00	\$0.00	\$0.00	\$0.00
Western power design fees and charges	\$0.00	\$0.00	\$0.00	N/A
Total Subdivision Costs (ex GST)	\$24,539.20	\$24,539.20	\$0.00	\$745.72
Total Subdivision Costs (inc GST)	\$25,284.92	\$26,460.42	\$0.00	

Subdivision Costs				
	COST	EQUITY	DEBT	GST
Civil preliminaries	\$0.00	\$0.00	\$0.00	\$0.00
Demolition and clearing	\$33,020.00	\$8,255.00	\$24,765.00	\$3,302.00
Bulk Earthworks	\$0.00	\$0.00	\$0.00	\$0.00
Retaining Walls and Fencing	\$45,225.00	\$11,306.25	\$33,918.75	\$4,522.50
Drainage works	\$0.00	\$0.00	\$0.00	\$0.00
Sewer and Water headworks	\$0.00	\$0.00	\$0.00	\$0.00
Roadworks, crossovers and access	\$0.00	\$0.00	\$0.00	\$0.00
Electricity internal headworks (SMSB, meters, cabling)	\$0.00	\$0.00	\$0.00	\$0.00
Data/Telco	\$0.00	\$0.00	\$0.00	\$0.00
retained dwelling upgrades	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
Total Subdivision Costs (ex GST)	\$78,245.00	\$19,561.25	\$58,683.75	\$7,824.50
Total Subdivision Costs (inc GST)	\$86,069.50	\$21,517.38	\$64,552.13	

cost/lot inc GST

\$43,034.75

Design Costs				
	COST	EQUITY	DEBT	GST
Architectural design and specification costs	\$24,080.00	\$24,080.00	\$0.00	\$2,408.00

planning reports/review/ESD/UDS	\$0.00	\$0.00	\$0.00	\$0.00
DA/JPAP	\$4,044.80	\$4,044.80	\$0.00	N/A
engineering (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
BCA/Private cert (inc in BC)	\$0.00	\$0.00	\$0.00	\$0.00
Total Design Costs ex GST	\$28,124.80	\$28,124.80	\$0.00	\$2,408.00
Total Design Costs inc GST	\$30,532.80	\$30,532.80	\$0.00	

Building Costs				
	COST	EQUITY	DEBT	GST
2x exec spec 2 storey residences turnkey 280m2 GFA @\$2150/m2	\$1,204,000.00	\$301,000.00	\$903,000.00	\$120,400.00
pools x 2	\$60,000.00	\$15,000.00	\$45,000.00	\$6,000.00
Dwelling type C	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
(Insert other cost)	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Costs ex GST	\$1,264,000.00	\$316,000.00	\$948,000.00	\$126,400.00
Total Building Costs inc GST	\$1,390,400.00	\$347,600.00	\$1,042,800.00	
Holding Costs				

LOAN PERIOD (MONTHS)	RATE	PEAK DEBT %	DEBT AMOUNT (GST funded by bank)	INTEREST
30.00	3.00%	65%	\$1,947,352.13	\$94,933.42

	COST	EQUITY	DEBT	GST
brokers fee	\$0.00	\$0.00	\$0.00	\$0.00
Lenders Fees and valuation	\$9,736.76	\$9,736.76	\$0.00	\$973.68
Interest (max 70% LDCR calc @ 65% peak debt)	\$94,933.42	\$94,933.42	\$0.00	N/A
line fees	\$0.00	\$0.00	\$0.00	N/A
tax advice/returns	\$15,000.00	\$15,000.00	\$0.00	\$1,500.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
other cost	\$0.00	\$0.00	\$0.00	\$0.00
council rates	\$6,250.00	\$6,250.00	\$0.00	N/A
water rates	\$3,000.00	\$3,000.00	\$0.00	N/A
Total Holding Costs ex GST	\$128,920.18	\$128,920.18	\$0.00	\$2,473.68
Total Holding Costs inc GST	\$131,393.85	\$131,393.85	\$0.00	

Bank Underwritings	
LVR Initial	80.00%
LVR (As if completed)	70.86%
LDCR bank lender	66.93%
LDCR non bank lender (ex acquisition cost and interest)	70.58%

PROJECT DATA SUMMARY				
	COST	EQUITY	DEBT	GST
Total acqulsition and construction costs (TAC ex GST)	\$2,629,269.68	\$782,585.93	\$1,846,683.75	\$140,876.90
Development Management Fees (2.5% TAC)	\$65,731.74	\$65,731.74	\$0.00	\$6,573.17
Contingency	\$67,112.25	\$67,112.25	\$0.00	N/A
Total Purchase and Development Costs less GST	\$2,762,113.67	\$915,429.92	\$1,846,683.75	\$147,450.07
Total Purchase and Development Costs inc GST	\$2,909,563.74	\$963,387.11	\$1,947,352.13	