



# DEVELOPMENT FEASIBILITY

**BRINGS CONTROL TO YOUR PROJECT**

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**Name of Property<insert here>**

| Purchase price (including finance to date) | Size of site (M2) | \$ per m2 | \$ per sq ft | Total                  |
|--|-------------------|-----------|--------------|------------------------|
| \$0  | 0                 | \$0.00    | \$0.00       |                        |
| Detail                                     |                   | Qty       | Cost Each    | Total                  |
| Stamp Duty on purchase                     |                   | 1         | 0            | 0                      |
| Conveyancing buy                           |                   | 1         | 0            | 0                      |
|  |                   |           |              | Total Land Acquisition |
|  |                   |           |              | \$ -                   |

**Feasibility (Ex GST)**

| Planning density likely to be approved            | Size of site     | Density per dwelling | No. of dwellings    |                         |
|---|------------------|----------------------|---------------------|-------------------------|
| Average Size of Dwellings                         | No. of dwellings | Total M2 Buildings   | M2 Avg per Building |                         |
| Detail  |                  | Qty                  | Cost Each           | Total                   |
| Preliminary Cost Estimates with Executive Summary |                  | 1                    | \$ 900.00           | \$ 900.00               |
| Pre-Design Planning Report                        |                  | 1                    | \$ 900.00           | \$ 900.00               |
| Geotechnical Engineer                             |                  | 1                    | \$ 1,000.00         | \$ 1,000.00             |
| Site Assessment                                   |                  | 1                    | \$ 2,594.00         | \$ 2,594.00             |
| Concept Drawing - Buildings (Typical Sample Only) |                  | 1                    | \$ 3,990.00         | \$ 3,990.00             |
| Concept Drawing - Site                            |                  | 1                    | \$ 1,590.00         | \$ 1,590.00             |
| Cost Plan - Site and Buildings                    |                  | 1                    | \$ 9,152.00         | \$ 9,152.00             |
|   |                  |                      |                     | Total Feasibility Study |
|   |                  |                      |                     | \$ 20,126.00            |

**Preliminaries (Ex GST)**

| Planning Permit Stage                   | Qty | Cost Each   | Total       |
|---|-----|-------------|-------------|
| Surveying (included in Site Assessment) | 0   | \$ 1,500.00 | \$ -        |
| Arborist (to assist with VPO)           | 1   | \$ 1,000.00 | \$ 1,000.00 |

|   |   |    |           |                    |              |
|---|---|----|-----------|--------------------|--------------|
| Planning Permit Drawings Site (Extension of Concept Drawings) | 1 | \$ | 1,238.00  | \$                 | 1,238.00     |
| Planning Permit Drawings Buildings                            | 1 | \$ | 2,400.00  | \$                 | 2,400.00     |
| Planning Permit Specification and Finishes                    | 1 | \$ | 1,100.00  | \$                 | 1,100.00     |
| Landscape Architect   | 1 | \$ | 1,200.00  | \$                 | 1,200.00     |
| Civil Engineer Drainage                                       | 1 | \$ | 2,600.00  | \$                 | 2,600.00     |
| Planning Permit Fees - Total Development Cost                 | 1 | \$ | 2,000.00  | \$                 | 2,000.00     |
| Planning Consultant   | 1 | \$ | 3,310.00  | \$                 | 3,310.00     |
| Revised Planning drawings based on original concept           | 1 | \$ | 2,100.00  | \$                 | 2,100.00     |
| Legal Fees - VCAT (Shouldn't be required)                     | 0 | \$ | 80,000.00 | \$                 | -            |
| <b>Building Permit Stage</b>                                  |   |    |           |                    |              |
| Working Drawings, Plans and Elevations, Site Plans            | 1 | \$ | 5,500.00  | \$                 | 5,500.00     |
| Mechanical Engineer   | 1 | \$ | 2,400.00  | \$                 | 2,400.00     |
| Structural Engineering  | 4 | \$ | 1,450.00  | \$                 | 5,800.00     |
| Internal Elevations, Wet Areas, Cabinetry etc                 | 4 | \$ | 3,200.00  | \$                 | 12,800.00    |
| Building Permit Fees  | 4 | \$ | 1,945.00  | \$                 | 7,780.00     |
| Warranty Insurance  | 4 | \$ | 3,112.00  | \$                 | 12,448.00    |
| 5 Star Energy Rating Reports                                  | 4 | \$ | 350.00    | \$                 | 1,400.00     |
|   |   |    |           | Total Prelim Costs | \$ 65,076.00 |

**Building costs Excl GST - From Cost Plan**

| Estimated cost \$/m2   | \$         |           |              | Estimated \$/m2 Rate | Ex GST            |
|------------------------|------------|-----------|--------------|----------------------|-------------------|
|                        | 1,800.00   | Lower m2  | Upper m2     | No. of dwellings     | Sq metres (Total) |
| Unit 1                 | 200        | 60        | 1            | 260                  | \$ 468,000.00     |
| Unit 2                 | 200        | 60        | 1            | 260                  | \$ 468,000.00     |
| Unit 3                 | 200        | 60        | 1            | 260                  | \$ 468,000.00     |
| Unit 4                 | 200        | 60        | 1            | 260                  | \$ 468,000.00     |
| <b>Total Footprint</b> | <b>800</b> | Total m2  |              | 1040                 |                   |
|                        | Qty        | Cost Each | Total        |                      |                   |
| Lifts                  | 0          | 45,000.00 | \$ -         |                      |                   |
| Upper Storey Costs     | 4          | 16,000.00 | \$ 64,000.00 |                      |                   |
| Underground Garage     | 0          | 50,000.00 | \$ -         |                      |                   |
|                        |            |           |              | Total Build Cost     | \$ 1,936,000.00   |

**Site costs Excl GST**

| Sq metre of site | Footprint of dwellings | sq. m of landscaping | Estimate \$/m2 | Total            |              |
|------------------|------------------------|----------------------|----------------|------------------|--------------|
| 1476             | 800                    | 676                  | 80             | \$ 54,080.00     |              |
|                  |                        |                      |                | Total Site Costs | \$ 54,080.00 |

**Construction Management Fees**

Subject to Negotiation

|       |            |            |
|-------|------------|------------|
| Avg % | Build Cost | Site Costs |
|-------|------------|------------|

|        |                              |               |
|--------|------------------------------|---------------|
| 10.00% | \$ 1,936,000.00              | \$ 193,600.00 |
|        | Construction Management Fees | \$ 193,600.00 |

**Subdivision Costs Excl GST**

| Detail               | Qty | Cost each   |                   |
|----------------------|-----|-------------|-------------------|
| Subdivision Costs    | 4   | \$ 1,800.00 | \$ 7,200.00       |
| Local Authority Fees | 4   | \$ 8,000.00 | \$ 32,000.00      |
| Conveyancing to Sell | 4   | \$ 900.00   | \$ 3,600.00       |
|                      |     |             | Subdivision Costs |
|                      |     |             | 42,800.00         |

**TOTAL GST COSTS**

|   |                       |                        |
|---|-----------------------|------------------------|
|   | Total GST             | \$ 231,168.20          |
| <b>TOTAL COSTS DEVELOPMENT INCL GST</b> | <b>Total incl GST</b> | <b>\$ 2,542,850.20</b> |

**Legal & Property Costs GST Exempt**

| Details                                  | Time Frame Years | Rates       | Insurance Per Annum | Transfer Costs | Value of Land Undeveloped | Total        |
|--|------------------|-------------|---------------------|----------------|---------------------------|--------------|
| Rates & Site Disbursements               | 2                | \$ 2,000.00 | \$ 1,500.00         |                |                           | \$ 7,000.00  |
| Title Transfer                           | 4                |             |                     | \$ 1,800.00    |                           | \$ 7,200.00  |
| Public Open Space Contribution (Council) |                  | 3%          |                     |                | \$ 1,100,000.00           | \$ 33,000.00 |
|  |                  |             |                     |                |                           | \$ 47,200.00 |

**Construction Finance Costs GST Exempt - Line of Credit**

| Total LOC Approved | Terms / Month Before Refinancing | Interest Rate | Monthly Drawdown       | Interest Monthly                            | Total Cumulative Interest over term |               |
|--------------------|----------------------------------|---------------|------------------------|---|-------------------------------------|---------------|
| \$ 2,200,000.00    | 12                               | 6%            | \$ 183,333.33          | \$ 11,000.00                                | \$ 132,000.00                       |               |
|                    | Establishment Fees               |               | Stamp Duty on mortgage | Valuation Costs (Number of Units at \$each) |                                     | Total         |
|                    |                                  | 2,000.00      | \$ 7,500.00            | 4 \$ 700.00                                 |                                     | \$ 12,300.00  |
|                    |                                  |               |                        |   |                                     | \$ 144,300.00 |

**Sale Income**

| \$/m2 Land | Factor of Land Price to Sale Price to estimate Sale value | \$/m2 sale |     |                  |                               |
|------------|---|------------|-----|------------------|-------------------------------|
| DWELLINGS  | Number Storeys  | Build Area | Qty | Sale Price \$/m2 | Total Sale Price per Dwelling |
| Unit 1     | 2   | 260        | 1   | \$ 3,200.00      | \$ 832,000.00                 |
| Unit 2     | 2   | 260        | 1   | \$ 3,200.00      | \$ 832,000.00                 |

|                               |                 |   |     |   |             |                                      |                        |
|-------------------------------|-----------------|---|-----|---|-------------|--------------------------------------|------------------------|
| Unit 3                        |                 | 2 | 260 | 1 | \$ 3,200.00 | \$ 832,000.00                        |                        |
| Unit 4                        |                 | 2 | 260 | 1 | \$ 3,200.00 | \$ 832,000.00                        |                        |
| Less agent fees               | 3%              |   |     |   |             | -\$ 99,840.00                        |                        |
| Less Marketing expenses       | \$5,000         |   |     |   |             | -\$ 5,000.00                         |                        |
| Less GST Remittance on sale   | 10% Total Sales |   |     |   |             | -\$ 293,014.55                       |                        |
| Add back GST paid on expenses |                 |   |     |   |             | \$ 231,168.20                        |                        |
|                               |                 |   |     |   |             | <b>Total Sale Price per Dwelling</b> | <b>\$ 3,161,313.65</b> |
|                               |                 |   |     |   |             | <b>Total Development/Build Costs</b> | <b>\$ 2,542,850.20</b> |
|                               |                 |   |     |   |             | <b>Profit</b>                        | <b>\$ 618,463.45</b>   |

### RENTAL INCOME

| DWELLINGS | Weekly Rent | Monthly Rent | Monthly Finance Costs       | Other Costs Maintenance | Predicted Cashflow |
|-----------|-------------|--------------|-----------------------------|-------------------------|--------------------|
| Unit 1    | 650         | 2817         | -3093                       | -458                    | -734               |
| Unit 2    | 650         | 2817         | -3093                       | -458                    | -734               |
| Unit 3    | 650         | 2817         | -3093                       | -458                    | -734               |
| Unit 4    | 650         | 2817         | -3093                       | -458                    | -734               |
|           |             |              | <b>Total Monthly Income</b> | <b>-2936</b>            |                    |

