

Total Building

A Apartment Mix	Nr	Avg Size (m2)	NIA (m2)	% mix
1 bed 2P Studio	9	38	342	5%
1 bed 2P Apartment	94	48	4,500	55%
2 bed 3P Apartment	3	80	239	2%
2 bed 4P Apartment	33	78	2,581	19%
2 bed 4P Duplex	24	92	2,217	14%
3 bed 5P Apartment	7	96	671	4%
Total	170	62	10,550	100%

B Part V Contribution

Apartment Mix	Nr	Avg Size (m2)	NIA (m2)	% mix
1 bed 2P Studio			-	0%
1 bed 2P Apartment	9	48	431	53%
2 bed 3P Apartment			-	0%
2 bed 4P Apartment			-	0%
2 bed 4P Duplex	8	92	739	47%
3 bed 5P Apartment				0%
Total	17	69	1,170	100%

C Construction Costs	Quantity	Unit	Rate	Total
Residential (GFA)	13,926	m2	2,500	34,815,000
Basement/Car Park	2,888	m2	750	2,166,000
External Works	1	item	550,000	550,000
Total Construction Cost	16,814	m2	2,232.13	37,531,000
Professional Fees (Say)	12	%	37,531,000	4,503,720
Total Cost				42,034,720

D Part V Contribution Costs	Quantity	Unit	Rate	Total
Residential	1,544	m2	2,500	3,860,699
Basement/Car Park	320	m2	750	240,192
External Works	1	item	60,991	60,991
Total Construction Cost	1,865	m2	2,232.13	4,161,881
Professional Fees (Say)	12	%	4,161,881	499,426
Total Cost				4,661,307
	Total Area	Part V Area	% Allocation	
Part V % Contribution	16,814	1,865	11.1%	

E Exclusions

Demolition
Site costs
Stamp duty
Legal fees
Agents fees
Statutory fees
Selling & letting costs
VAT
Operation and maintenance costs
Financing
Inflation
Abnormal Ground Conditions

F Assumptions

Single level basement assumed
No sprinklers allowed to basement in costs
No sprinklers allowed to apartments in costs
Approximate soft & hard landscape areas included
Costs based on current benchmark rates
Naturally ventilated basement assumed
No contingous piling assumed