

Social & Affordable Housing Fund

DRAFT - Capital Investment Value



Date: 1/06/2016

Rev: 1

capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

(a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division.

(b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval,

(c) land costs (including any costs of marketing and selling land),

(d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

Number of Units Developed

Studio	[#]	51
1 Bed	[#]	39
1 Bed adaptable	[#]	13
2 Bed	[#]	52
2 Bed adaptable	[#]	13
NUA / Unit (excl. car park) - Studio	[sqm]	40
NUA / Unit (excl. car park) - 1 Bed	[sqm]	52
NUA / Unit (excl. car park) - 1 Bed adaptable	[sqm]	58
NUA / Unit (excl. car park) - 2 Bed	[sqm]	72
NUA / Unit (excl. car park) - 2 Bed adaptable	[sqm]	78
NUA	[sqm]	9,580
Grossing up for GFA	[%]	13.6%
GFA residential	[sqm]	10,886
GFA non-residential	[sqm]	1,100
Total GFA	[sqm]	11,986
D&C cost (excl. car park)	[A\$ / sqm]	4,660
Total D&C Cost (excl. car park)	[A\$ '000]	-
Number of car parks	[#]	6
GFA / Car Park	[sqm]	25
D&C Cost (Car Park) - Ground level	[A\$]	-
D&C Cost	[A\$ '000]	-
Total D&C Cost (Excl. Contingency)	[A\$ '000]	49,015,000
Contingency	[%]	6.50%
Total D&C Cost (Incl. Contingency)	[A\$ '000]	52,200,975
Design Cost	[A\$ '000]	7,000
Payment for Land	[A\$ '000]	
Group 3 costs	[A\$ '000]	
Total costs	[A\$ '000]	52,200,975