Development Feasibility Inputs - 159-167 Darley Street West, Mona Vale

Affordable Housing Contribution	m²	\$
Site Area	6120	
NSA	3272.4	
Existing GFA	792	
Additional NSA	2480.4	
10% AHC m ²	248.04	
10% AHC \$		\$ 5,379,506
1% AHC \$		\$ 537.951

Sales Assumptions (inc GST)	Original Feasibility Est
1 bed	\$ 1,028,500
2 bed	\$ 1,815,000
3 bed	\$ 2,530,000
townhouse	\$ 2,860,000

Raw Land Costs	Original	Feasibility Est
Rate/m ²	\$	2,700

Development	GFA	NSA	Efficiency	1 bed	2 bed	3 bed	townhouse	Sales	\$/m ² NSA
Building A	1748	1544.2	88.3%	6	12	2	0	\$33,011,000	\$21,377.41
Building B	1518	1311.2	86.4%	6	10	2	0	\$29,381,000	\$22,407.72
Buildings C, D & E	417	417	100.0%	0	0	0	3	\$ 8,580,000	\$20,575.54
Total	3683	3272.4		12	22	4	3	\$70,972,000	\$21,688.06

macroplan

Fields that can be modified

Demolition Dem	0.00			Affordable Housing Contribution
Demolition Dem		Rate	Qty	
Demolition	\$m (ex GST)	\$		Costs
Drainage include stormwater in road reserve & onsite detention 1.00				Construction and Contingency
Basement construction and earthworks (\$2,000/m²) x 2,000m² 2000.00 \$ 2,000 \$ 2,000 \$ 1.00 \$ 1	250,000	\$ 250,000	\$ 1.00	Demolition
Unit construction (\$4,800/m² GFA) x 3,683m² 3683.00 \$ 4,800 \$ 17	650,000	\$ 650,000	\$ 1.00	Drainage include stormwater in road reserve & onsite detention
External works and services (3%) Construction Contingency (10% minimum) 10% \$ 23,255,752 \$ 2 Total Construction and Contingency Professional fees (10%) Local infrastructure charges (1%) Affordable Housing Contribution (per 1%) Holding costs (As per HillPDA – approaching \$1m in mid 2023) Marketing expenses (0.75% of Revenue) Finance (10% x 20 months of construction and contingency) TOTAL Costs excluding land TOTAL Costs including land and acquisition costs TOTAL Costs including land and sales costs Revenue 1 bedroom 1 2 \$ 1,028,500 \$ 12 2 bedroom 2 2 \$ 1,815,000 \$ 33 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses TOTAL Gross Revenue Less Sales GST (10%) Less Sales costs (2% of Total Revenue) Developer's profit margin (20% of costs) Residual Land Value (after 20% profit) Existing Land Value 6120 \$ 2,700 \$ 16 Residual Land Value 6120 \$ 2,700 \$ 16	4,000,000	\$ 2,000	\$ 2000.00	Basement construction and earthworks (\$2,000/m²) x 2,000m²
Construction Contingency (10% minimum)	17,678,400	\$ 4,800	\$ 3683.00	Unit construction (\$4,800/m ² GFA) x 3,683m ²
Total Construction and Contingency	677,352	\$ 22,578,400	\$ 3%	External works and services (3%)
Professional fees (10%)	2,325,57	\$ 23,255,752	\$ 10%	Construction Contingency (10% minimum)
Local infrastructure charges (1%)	25,581,32	\$		Total Construction and Contingency
Affordable Housing Contribution (per 1%) Holding costs (As per HillPDA – approaching \$1m in mid 2023) Marketing expenses (0.75% of Revenue) Finance (10% x 20 months of construction and contingency) Finance (10% x 20 months of construction and contingency) TOTAL Costs excluding land TOTAL Costs including land and acquisition costs TOTAL Costs including land and sales costs Revenue 1 bedroom 1 bedroom 1 2 \$ 1,028,500 \$ 12 2 bedroom 2 bedroom 3 bedroom 4 \$ 2,530,000 \$ 10 5 10 5 10 5 10 5 10 5 10 5 10 5	2,558,133	\$ 25,581,327	\$ 10%	Professional fees (10%)
Holding costs (As per HillPDA – approaching \$1m in mid 2023) 1.00 \$ 600,000 \$ Marketing expenses (0.75% of Revenue) 0.75% \$ 70,972,000 \$ Finance (10% x 20 months of construction and contingency) 20.00 \$ 213,178 \$ 4 TOTAL Costs excluding land \$ 33 TOTAL Costs including land and acquisition costs \$ 57 TOTAL Costs including land and sales costs \$ 56 Revenue \$ m(1 bedroom 12 \$ 1,028,500 \$ 12 2 bedroom 22 \$ 1,815,000 \$ 36 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 6 TOTAL Gross Revenue \$ 70 Less Sales GST (10%) \$ 9.09% \$ 70,972,000 \$ 60 Less Sales costs (2% of Total Revenue) \$ 70,972,000 \$ 60 TOTAL Net Realisation (ex GST) \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value \$ 6120 \$ 2,700 \$ 16	255,813	\$ 25,581,327	\$ 1%	Local infrastructure charges (1%)
Marketing expenses (0.75% of Revenue) 0.75% \$ 70,972,000 \$ Finance (10% x 20 months of construction and contingency) 20.00 \$ 213,178 \$ 4 TOTAL Costs excluding land \$ 33 TOTAL Costs including land and acquisition costs \$ 57 TOTAL Costs including land and sales costs \$ 52 Revenue \$ 1,028,500 \$ 12 1 bedroom 12 \$ 1,028,500 \$ 12 2 bedroom 22 \$ 1,815,000 \$ 36 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 6 TOTAL Gross Revenue \$ 70 Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 6 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 1 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	\$	\$ 53,795,058	\$ 0.00%	Affordable Housing Contribution (per 1%)
Finance (10% x 20 months of construction and contingency) 20.00 \$ 213,178 \$ 4 TOTAL Costs excluding land TOTAL Costs including land and acquisition costs TOTAL Costs including land and sales costs Revenue 1 bedroom 1 bedroom 1 2 \$ 1,028,500 \$ 12 2 bedroom 2 2 \$ 1,815,000 \$ 38 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue Less Sales GST (10%) Less Sales costs (2% of Total Revenue) TOTAL Net Realisation (ex GST) Developer's profit margin (20% of costs) Residual Land Value (after 20% profit) Existing Land Value 6120 \$ 2,700 \$ 16	600,000	\$ 600,000	\$ 1.00	Holding costs (As per HillPDA – approaching \$1m in mid 2023)
TOTAL Costs excluding land TOTAL Costs including land and acquisition costs TOTAL Costs including land and sales costs Revenue 1 bedroom 12 \$ 1,028,500 \$ 12 2 bedroom 22 \$ 1,815,000 \$ 33 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue Less Sales GST (10%) Less Sales GST (10%) 1 Costs including land and sales costs TOTAL Ret Realisation (ex GST) Residual Land Value (after 20% profit) Existing Land Value 5 17 Costs including land and acquisition costs \$ 33 2 80 3 52 51 51 51 52 52 51 51 52 52 53 54 55 54 55 56 57 57 67 68 68 68 68 68 68 68 68 68 68 68 68 68	532,29	\$ 70,972,000	\$ 0.75%	Marketing expenses (0.75% of Revenue)
TOTAL Costs including land and sales costs \$ 57 Revenue \$ 10<	4,263,55	\$ 213,178	\$ 20.00	Finance (10% x 20 months of construction and contingency)
TOTAL Costs including land and sales costs \$ 57 Revenue \$ 10<	33,791,11	\$		TOTAL Costs excluding land
Revenue \$m (1 bedroom 12 \$ 1,028,500 \$ 12 2 bedroom 22 \$ 1,815,000 \$ 35 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue \$ 70 Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 6 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 1 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	51,461,978	\$		TOTAL Costs including land and acquisition costs
1 bedroom 12 \$ 1,028,500 \$ 12 2 bedroom 22 \$ 1,815,000 \$ 38 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue \$ 70,972,000 \$ 60 Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 60 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 10 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	52,881,418	\$		TOTAL Costs including land and sales costs
1 bedroom 12 \$ 1,028,500 \$ 12 2 bedroom 22 \$ 1,815,000 \$ 38 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue \$ 70,972,000 \$ 60 Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 60 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 10 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16				
2 bedroom 22 \$ 1,815,000 \$ 35 3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue \$ 70 Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 6 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 1 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	\$m (inc GST	\$		Revenue
3 bedroom 4 \$ 2,530,000 \$ 10 Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue \$ 70 Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 6 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 10 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	12,342,000	\$ 1,028,500	\$ 12	1 bedroom
Townhouses 3 \$ 2,860,000 \$ 8 TOTAL Gross Revenue \$ 70 TOTAL Gross Revenue \$ 70 TOTAL Gross Revenue \$ 9.09% \$ 70,972,000 \$ 6 TOTAL Sales Costs (2% of Total Revenue) \$ 2.00% \$ 70,972,000 \$ 10 TOTAL Net Realisation (ex GST) \$ 63 TOTAL Net Realisation (ex GST) \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 51,461,978 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 2,700 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 2,700 \$ 10 TOTAL Gross Profit margin (20% of costs) \$ 20% \$ 2,700 \$ 20% \$ 2,700 \$ 20% \$ 2,700 \$ 20% \$ 2,700 \$ 20% \$ 2,700 \$ 20% \$ 2,700 \$ 20% \$ 2,700 \$ 20% \$ 2,700 \$ 20% \$ 20% \$ 2,700 \$ 20% \$ 20% \$ 2,700 \$ 20%	39,930,000	\$ 1,815,000	\$ 22	2 bedroom
TOTAL Gross Revenue \$ 70 Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 60 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 10 TOTAL Net Realisation (ex GST) \$ 60 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	10,120,000	\$ 2,530,000	\$ 4	3 bedroom
Less Sales GST (10%) 9.09% \$ 70,972,000 \$ 6 Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 1 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	8,580,00	\$ 2,860,000	\$ 3	Townhouses
Less Sales costs (2% of Total Revenue) 2.00% \$ 70,972,000 \$ 10 TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 Existing Land Value 6120 \$ 2,700 \$ 16	70,972,00	\$		TOTAL Gross Revenue
TOTAL Net Realisation (ex GST) \$ 63 Developer's profit margin (20% of costs) 20% \$ 51,461,978 \$ 10 Residual Land Value (after 20% profit) \$ 17 \$ 2,700 \$ 16 Existing Land Value 6120 \$ 2,700 \$ 16	6,452,000	\$ 70,972,000	\$ 9.09%	Less Sales GST (10%)
Developer's profit margin (20% of costs) Residual Land Value (after 20% profit) Existing Land Value Comparison Comp	1,419,44	\$ 70,972,000	\$ 2.00%	Less Sales costs (2% of Total Revenue)
Residual Land Value (after 20% profit) \$ 17 Existing Land Value \$ 2,700 \$ 16	63,100,56	\$		TOTAL Net Realisation (ex GST)
Existing Land Value 6120 \$ 2,700 \$ 16	10,292,39	\$ 51,461,978	\$ 20%	Developer's profit margin (20% of costs)
Existing Land Value 6120 \$ 2,700 \$ 16				
<u> </u>	,, -			, ,
Land Acquisition Costs			 6120	,
	1,146,86	\$ 1,146,860	\$ 1	Land Acquisition Costs
Feasibility Ratio RLV minus Current Land Value \$1,34	1.08			



Affordable Housing Contribution					2.085%
	Qty		Rate		
Costs				Ş	\$m (ex GST)
Construction and Contingency					
Demolition	1.00	\$	250,000	\$	250,000
Drainage include stormwater in road reserve & onsite detention	1.00	\$	650,000	\$	650,000
Basement construction and earthworks (\$2,000/m²) x 2,000m²	2000.00	\$	2,000	\$	4,000,000
Unit construction (\$4,800/m ² GFA) x 3,683m ²	3683.00	\$	4,800	\$	17,678,400
External works and services (3%)	3%	\$	22,578,400	\$	677,352
Construction Contingency (10% minimum)	10%	\$	23,255,752	\$	2,325,575
Total Construction and Contingency				\$	25,581,327
Professional fees (10%)	10%	\$	25,581,327	\$	2,558,133
Local infrastructure charges (1%)	1%	\$	25,581,327	\$	255,813
Affordable Housing Contribution (per 1%)	2.085%	\$	53,795,058	\$	1,121,627
Holding costs (As per HillPDA – approaching \$1m in mid 2023)	1.00	\$	600,000	\$	600,000
Marketing expenses (0.75% of Revenue)	0.75%	\$	70,972,000	\$	532,290
Finance (10% x 20 months of construction and contingency)	20.00	\$	213,178	\$	4,263,555
TOTAL Costs excluding land				\$	34,912,745
TOTAL Costs including land and acquisition costs				\$	52,583,605
TOTAL Costs including land and sales costs				\$	54,003,045
Revenue				\$	m (inc GST)
1 bedroom	12	\$	1,028,500	\$	12,342,000
2 bedroom	22	\$	1,815,000	\$	39,930,000
3 bedroom	4	\$	2,530,000	\$	10,120,000
Townhouses	3	\$	2,860,000	\$	8,580,000
TOTAL Gross Revenue				\$	70,972,000
Less Sales GST (10%)	9.09%	\$	70,972,000	\$	6,452,000
Less Sales costs (2% of Total Revenue)	2.00%	\$	70,972,000	\$	1,419,440
TOTAL Net Realisation (ex GST)				\$	63,100,560
Developer's profit margin (20% of costs)	20%	\$	52,583,605	\$	10,516,721
Developed a prent margin (20% of educe)	2070	Ψ	02,000,000	Ť	10,010,12
Residual Land Value (after 20% profit)				\$	16,524,234
Existing Land Value	6120	\$	2,700	\$	16,524,000
Land Acquisition Costs	1	\$	1,146,860	\$	1,146,860
Feasibility Ratio					1.000
RLV minus Current Land Value					\$234



Affordable Housing Contribution		<u> </u>			5%
	Qty		Rate		
Costs				,	m (ex GST
Construction and Contingency					
Demolition	1.00	\$	250,000	\$	250,000
Drainage include stormwater in road reserve & onsite detention	1.00	\$	650,000	\$	650,000
Basement construction and earthworks (\$2,000/m²) x 2,000m²	2000.00	\$	2,000	\$	4,000,000
Unit construction (\$4,800/m ² GFA) x 3,683m ²	3683.00	\$	4,800	\$	17,678,400
External works and services (3%)	3%	\$	22,578,400	\$	677,352
Construction Contingency (10% minimum)	10%	\$	23,255,752	\$	2,325,575
Total Construction and Contingency				\$	25,581,327
Professional fees (10%)	10%	\$	25,581,327	\$	2,558,133
Local infrastructure charges (1%)	1%	\$	25,581,327	\$	255,813
Affordable Housing Contribution (per 1%)	5.00%	\$	53,795,058	\$	2,689,753
Holding costs (As per HillPDA – approaching \$1m in mid 2023)	1.00	\$	600,000	\$	600,000
Marketing expenses (0.75% of Revenue)	0.75%	\$	70,972,000	\$	532,290
Finance (10% x 20 months of construction and contingency)	20.00	\$	213,178	\$	4,263,555
TOTAL Costs excluding land				\$	36,480,871
TOTAL Costs including land and acquisition costs				\$	54,151,731
TOTAL Costs including land and sales costs				\$	55,571,171
· ·					
Revenue				\$	m (inc GST
1 bedroom	12	\$	1,028,500	\$	12,342,000
2 bedroom	22	\$	1,815,000	\$	39,930,000
3 bedroom	4	\$	2,530,000	\$	10,120,000
Townhouses	3	\$	2,860,000	\$	8,580,000
TOTAL Gross Revenue				\$	70,972,000
Less Sales GST (10%)	9.09%	\$	70,972,000	\$	6,452,000
Less Sales costs (2% of Total Revenue)	2.00%	\$	70,972,000	\$	1,419,440
TOTAL Net Realisation (ex GST)				\$	63,100,560
Developer's profit margin (20% of costs)	20%	\$	54,151,731	\$	10,830,346
Developer a profit margin (20% of coats)	2070	Ψ	04,101,701	Ψ	10,000,040
Residual Land Value (after 20% profit)				\$	14,642,483
Existing Land Value	6120	\$	2,700	\$	16,524,000
Land Acquisition Costs	1	\$	1,146,860	\$	1,146,860
Feasibility Ratio					0.886
RLV minus Current Land Value					-\$1,881,517



Affordable Housing Contribution				10%
	Qty	Rate		
Costs			,	m (ex GST)
Construction and Contingency				
Demolition	1.00	\$ 250,000	\$	250,000
Drainage include stormwater in road reserve & onsite detention	1.00	\$ 650,000	\$	650,000
Basement construction and earthworks (\$2,000/m²) x 2,000m²	2000.00	\$ 2,000	\$	4,000,000
Unit construction (\$4,800/m ² GFA) x 3,683m ²	3683.00	\$ 4,800	\$	17,678,400
External works and services (3%)	3%	\$ 22,578,400	\$	677,352
Construction Contingency (10% minimum)	10%	\$ 23,255,752	\$	2,325,575
Total Construction and Contingency			\$	25,581,327
Professional fees (10%)	10%	\$ 25,581,327	\$	2,558,133
Local infrastructure charges (1%)	1%	\$ 25,581,327	\$	255,813
Affordable Housing Contribution (per 1%)	10.00%	\$ 53,795,058	\$	5,379,506
Holding costs (As per HillPDA – approaching \$1m in mid 2023)	1.00	\$ 600,000	\$	600,000
Marketing expenses (0.75% of Revenue)	0.75%	\$ 70,972,000	\$	532,290
Finance (10% x 20 months of construction and contingency)	20.00	\$ 213,178	\$	4,263,555
TOTAL Costs excluding land			\$	39,170,624
TOTAL Costs including land and acquisition costs			\$	56,841,484
TOTAL Costs including land and sales costs			\$	58,260,924
Revenue			\$	m (inc GST)
1 bedroom	12	\$ 1,028,500	\$	12,342,000
2 bedroom	22	\$ 1,815,000	\$	39,930,000
3 bedroom	4	\$ 2,530,000	\$	10,120,000
Townhouses	3	\$ 2,860,000	\$	8,580,000
TOTAL Gross Revenue			\$	70,972,000
Less Sales GST (10%)	9.09%	\$ 70,972,000	\$	6,452,000
Less Sales costs (2% of Total Revenue)	2.00%	\$ 70,972,000	\$	1,419,440
TOTAL Net Realisation (ex GST)			\$	63,100,560
Developer's profit margin (20% of costs)	20%	\$ 56,841,484	\$	11,368,297
Residual Land Value (after 20% profit)			\$	11,414,780
Existing Land Value	6120	\$ 2,700	\$	16,524,000
Land Acquisition Costs	1	\$ 1,146,860	\$	1,146,860
Feasibility Ratio				0.69
RLV minus Current Land Value				-\$5,109,220



159-167 Darley Street West, Mona Vale

Feasibility Summary - Affordable Housing Contribution



