5 July 2019

ROCKWORTH

Jay Lam Property Manager, Royale Stone Management Pty Ltd jaylam@royalestone.com.au

Dear Jay,

RE: 88 Albert & 96-100 Albert Avenue, Chatswood.

We refer to your request for us to undertake preliminary market research of the above-mentioned properties for the purpose of analysing any redevelopment potential under existing planning guidelines.

We highlight this letter does not constitute a formal current market valuation of these properties as a development site nor on the basis of individual apartment values. We have not inspected the internal areas of these apartments and our advice only represents a broad analysis of indicative prices for 1, 2 & 3 bedroom apartments in Chatswood, whilst our market research of development sites is also broad in order to provide a guide when comparing the potential aggregate value of the individual apartments with the price a development may be prepared to pay for these properties as a redevelopment site.

Title Details: Lot 1-36 in Strata Plan 5804 & Lot 1-62 in Strata Plan 9543. A copy of the strata plans are appended to this report.

Land Area:	88 Albert Ave approx .:	1,612.50 sqm
	96-100 Albert Ave, approx:	<u>3,021.00 sqm</u>
	Total:	4,633.50 sqm

Location: The subject properties are bounded by Albert Avenue to the north, Crispe Lane to the west and Ellis Street to the south, situated on the western side of the railway line, in Chatswood. The location is attractive for residential accommodation given its proximity to Chatswood Railway Line and retail precinct. An image below identifies the properties:



Rockworth Pty Ltd

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Local Government Area:

Willoughby Council

Planning Instrument:

Zoning:

R4 High Density Residential

Willoughby Local Environmental Plan 2012



R4 High Density Residential: 1) Objectives of Zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow for increased residential density in accessible locations, while minimising the potential for adverse impacts of such increased density on the efficiency and safety of the road network.
- To encourage innovative design in providing a comfortable and sustainable living environment that also has regard to solar access, privacy, noise, views, vehicular access, parking and landscaping

2) Permitted without Consent

Nil

3) Permitted with Consent

Boarding houses; Centre-based child care facilities; Community facilities; Home businesses; Home occupations; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Shop top housing.

4) Prohibited

Pond-based aquaculture; Tank-based aquaculture; Any development not specified in item 2 or 3

Building Height:

34 metres



FSR:

1.7:1

Existing Improvements:

The subject properties comprise a total of 98 residential apartments constructed of brick with concrete parent structure. These apartment complexes appear to have been constructed 1970s. We have not inspected the internal areas of these apartments. Images of these buildings are provided as follows:



A summary of these complexes below with a schedule of these individual units overleaf:

88 Albert Avenue:

Туре	No.	Ave. Area	%	Total Int. Sqm
1	10	61	28%	606
2	26	81	72%	2111
Residential	36		100%	2717
96-100 Albert A	venue			
Туре	No.	Ave. Area	%	Total Int. Sqm
1	14	82	23%	1148
2	44	100	71%	4418
3	4	101	6%	402
Residential	62		100%	5968



Unit - 88 Albert	Bedrooms	Aspect	Int Area	Est. Ext	Total	Store	Car
Avenue, Chatswood			sqm.	sqm	sqm.	Room	Parking
Ground							
1	2	Ν	58.5	10.0	68.5	2.9	1
2	1	S	54.1	10.0	64.1	2.9	1
3	1	S	50.2	10.0	60.2	0.0	1
4	2	Ν	79.8	10.0	89.8	2.9	1
Level 1	_						
5	2	Ν	72.0	10.0	82.0	2.5	1
6	2	S	71.8	10.0	81.8	0.0	1
7	1	S	50.2	10.0	60.2	0.0	1
8	2	N	70.3	10.0	80.3	2.9	1
Level 2							
9	2	Ν	72.0	10.0	82.0	0.0	1
10	2	S	71.8	10.0	81.8	0.0	1
11	-	S	50.2	10.0	60.2	0.0	1
12	2	N	70.3	10.0	80.3	2.5	1
Level 3	2	IN	10.5	10.0	00.5	2.0	I
	0	N	70.0	10.0	00.0	0.5	4
13	2	N	72.0	10.0	82.0	2.5	1
14	2	S	71.8	10.0	81.8	0.0	1
15	1	S	50.2	10.0	60.2	0.0	1
16	2	N	70.3	10.0	80.3	0.0	1
Level 4							
17	2	Ν	72.0	10.0	82.0	2.5	1
18	2	S	71.8	10.0	81.8	0.0	1
19	1	S	50.2	10.0	60.2	0.0	1
20	2	N	70.3	10.0	80.3	2.5	1
	2	IN	70.5	10.0	00.5	2.5	1
Level 5	0		70.0	40.0	00.0	F 4	
21	2	N	72.0	10.0	82.0	5.1	1
22	2	S	71.8	10.0	81.8	0.0	1
23	1	S	50.2	10.0	60.2	0.0	1
24	2	N	70.3	10.0	80.3	4.8	1
Level 6							
25	2	Ν	72.0	10.0	82.0	4.3	1
26	2	S	71.8	10.0	81.8	0.0	1
27	-	S	50.2	10.0	60.2	2.5	1
28	2	N	70.3	10.0	80.3	4.3	1
	2	IN	10.5	10.0	00.5	4.5	I
Level 7	0	N	70.0	10.0	00.0	4.0	4
29	2	N	72.0	10.0	82.0	4.9	1
30	2	S	71.8	10.0	81.8	0.0	1
31	1	S	50.2	10.0	60.2	0.0	1
32	2	Ν	70.3	10.0	80.3	4.8	1
Level 8					0.0		
33	2	Ν	72.0	10.0	82.0	0.0	1
34	2	S	71.8	10.0	81.8	0.0	1
35	1	S	50.2	10.0	60.2	0.0	1
36	2	N	70.3	10.0	80.3	0.0	1
50	2	IN	10.5	10.0	00.5	0.0	I
Total Residential			2357	360	2717		36



Unit - 96 - 10 Avenue, Ch		Bedrooms	Aspect	Int Area sqm.	Est. Ext sqm	Total Unit Area sqm.	Car Parking
Block A				•			
Ground							
1		3	W	91	0	91	1
2		2	NW	81	0	81	1
3		3	W	110	0	110	1
Level 1							
4		1	SE	62	20	82	1
5		2	S	81	20	101	1
5							
6		2	W	83	20	103	1
7		2	Ν	80	20	100	1
Level 2							
8		1	SE	62	20	82	1
9		2	S	81	20	101	1
10		2	W	83	20	103	1
11		2	N	80	20	100	1
Level 3							
12)	1	SW	62	20	82	1
13		2	S	81	20	101	1
14		2	W	83	20	103	1
15)	2	N	80	20	100	1
Level 4							
16	5	1	Е	62	20	82	1
10		2	S	81	20	101	1
18		2	W	83	20	103	1
19		2	Ν	80	20	100	1
Level 5							
20		1	SE	62	20	82	1
21		2	S	81	20	101	1
22		2	W	83	20	103	1
23	5	2	Ν	80	20	100	1
Level 6						0	
24		1	Е	62	20	82	1
25		2	S	81	20	101	1
26		2	W	83	20	103	1
27	,	2	Ν	80	20	100	1
Level 7							
28	,	1	Е	62	20	82	1
29		2	S	81	20	101	1
30		2	W	83	20	103	1
31		2	Ν	80	20	100	1
Block B					-		-
Ground		~	~-	~ .	~~	~ /	
32		2	SE	61	20	81	1
33	}	3	W	90	20	110	1
34		3	Е	71	20	91	1
Level 1		0	-		20		'
		1	N	60	20	00	4
35		1	N	62	20	82	1
36		2	SE	81	20	101	1
37	,	2	S	83	20	103	1
38		2	NW	80	20	100	1
	,	2	1477	00	20	100	I
Level 2		4		~~	~~	~~	
39		1	Ν	62	20	82	1
40)	2	Е	81	20	101	1
41		2	S	83	20	103	1
42		2	W	80	20		
		2	VV	oU	20	100	1
Level 3							
43	}	1	Ν	62	20	82	1
44		2	SE	81	20	101	1
45		2	SE	83	20	103	1
		2					
46)	2	W	80	20	100	1
Level 4							



Total Residential			4788	1180	5968	62
62	2	W	80	20	100	1
61	2	S	83	20	103	1
60	2	SE	81	20	101	1
59	1	Ν	62	20	82	1
Level 7						
58	2	W	80	20	100	1
57	2	S	83	20	103	1
56	2	SE	81	20	101	1
55	1	Ν	62	20	82	1
Level 6						
54	2	W	80	20	100	1
53	2	S	83	20	103	1
52	2	SE	81	20	101	1
51	1	Ν	62	20	82	1
Level 5						
50	2	W	80	20	100	1
49	2	S	83	20	103	1
48	2	SE	81	20	101	1
47	1	Ν	62	20	82	1

In relation to the potential aggregate value of the we have investigated a range of sales transactions of 1, 2 & 3 bedroom apartments in Chatswood, as detailed in the table below:

Address	Туре	Date	Price	Int Sqm.	Rate/Sqm
1/88 Albert Avenue Chatswood	Unit (1 Bed)	15/09/2017	\$778,000	58.5	\$13,299
23/88 Albert Avenue Chatswood	Unit (1 Bed)	21/11/2017	\$725,000	50.2	\$14,442
2805/69 Albert Avenue Chatswood	Unit (1 Bed)	15/02/2019	\$878,000	77	\$11,403
2301/69 Albert Avenue Chatswood	Unit (1 Bed)	18/07/2018	\$1,050,000	84	\$12,500
103/17 Albert Avenue Chatswood	Unit (1 Bed)	15/06/2018	\$860,000	64	\$13,438
2505/69 Albert Avenue Chatswood	Unit (1 Bed)	12/08/2017	\$1,020,000	77	\$13,247
312/38C Albert Avenue Chatswood	Unit (1 Bed)	27/02/2017	\$800,000	80	\$10,000
1305/69 Albert Avenue Chatswood	Unit (1 Bed)	10/01/2017	\$831,000	61	\$13,623
815/2B Help Street Chatswood	Unit (1 Bed)	13/05/2019	\$845,000	106	\$7,972
10/88 Albert Avenue Chatswood	Unit (2 Bed)	10/08/2018	\$760,000	71.8	\$10,585
36/96-100 Albert Avenue Chatswood	Unit (2 Bed)	28/02/2019	\$910,000	81	\$11,235
46/96-100 Albert Avenue Chatswood	Unit (2 Bed)	23/06/2018	\$945,000	80	\$11,813
30/96-100 Albert Avenue Chatswood	Unit (2 Bed)	22/11/2017	\$978,000	83	\$11,783
26/96-100 Albert Avenue Chatswood	Unit (2 Bed)	6/07/2017	\$965,000	83	\$11,627
172/809-811 Pacific Highway Chatswood	Unit (2 Bed)	21/06/2019	\$985,000	86	\$11,453
13/655A Pacific Highway Chatswood	Unit (3 Bed)	27/06/2019	\$1,320,000	129	\$10,233
1/844 Pacific Highway Chatswood	Unit (3 Bed)	29/05/2019	\$950,000	125	\$7,600
6/11-13 Sutherland Road Chatswood	Unit (3 Bed)	28/02/2019	\$1,260,000	148	\$8,514
401/31 Bertram Street Chatswood	Unit (3 Bed)	19/07/2018	\$1,580,000	117	\$13,504
216/809-811 Pacific Highway Chatswood	Unit (3 Bed)	Jul-18	\$1,380,000	137	\$10,073

Having regard to these ranges, we have applied the following averages to the subject apartments in order to arrive at a potential aggregate price of the apartments on an individual basis, as follows:



88 Albert Ave							
Туре	No.	Ave. Area	%	Total Int. Sqm	Ave	Total	\$/ sqm
1	10	51	28%	506	\$700,000	\$7,000,000	\$13,837
2	26	71	72%	1851	\$850,000	\$22,100,000	\$11,939
Residential	36		100%	2357		\$29,100,000	\$12,346
96-100 Albert							
Ave							
Туре	No.	Ave. Area	%	Int. Sqm	Ave	Total	\$/sqm
1	14	62	23%	868	\$750,000	\$10,500,000	\$12,097
2	44	81	71%	3558	\$965,000	\$42,460,000	\$11,934
3	4	91	6%	362	\$1,050,000	\$4,200,000	\$11,602
Residential	62		100%	4788		\$57,160,000	\$11,938

As a guide for the purpose of this analysis, the aggregate individual values would be in the order of \$86,260,000. This assessment of potential aggregate individual values differs from an in-one-line assessment. When contemplating an in-one-line assessment, there are two main buyer types being passive / active investors or developers. In instances where redevelopment of the apartment complex is not considered feasible, investors are the predominant buyer. Investors typically pay a discount on an in-one-line basis of approx. 20-25% compared to the aggregate individual values.

Developer purchasers however typically pay a premium compared to the aggregate individual values. This premium is equivalent to the increase in value derived from the highest and best use as a redevelopment site. Collectively, owners expect to achieve a total sum that is equal to the residual site value.

Common problems for developers seeking to acquire individual apartments to gain control of the complex in order to redevelop is negotiation with owners. The larger the complex, the more difficult and prolonged time period is required. For a complex the size of the subject properties, negotiation with all owners would be very difficult to coordinate. Our discussions with agents selling strata titled apartment complexes for redevelopment concluded that obtaining cooperation with this many owners would be unlikely. These transactions are often undertaken on a call option basis as the risk for acquiring multiple apartments, yet not gaining control of the strata complex is considered too high.

In the instance of 88 & 96-100 Albert Avenue, we have undertaken preliminary feasibility analysis to determine whether redevelopment results in a higher better use of the land. Firstly, when contemplating redevelopment of the subject property based on a the existing FSR of 1.7:1 (ie potential GFA of 7,876 sqm), we have undertaken a preliminary feasibility analysis of the site. This derives a residual land value in the order of \$36,800,000 or approx. \$4,672 per sqm of developable FSR.

We provide a summary of our preliminary feasibility analysis as follows:



Gross Revenue	\$127,606,590
Selling Costs	(\$1,951,472)
Interest Received	\$7,675
GST	(\$8,255,145)
Net Revenue	\$117,407,648
Development Costs	
Land (Incl. GST)	\$36,800,000
Acquisition Costs	\$2,532,990
Professional Fees	\$2,522,154
Construction Costs	\$45,317,213
Contingency	\$2,265,861
Statutory Fees	\$286,541
Bonding	\$0
Land Holding Costs	\$1,320,000
Pre-Sales Commissions	\$1,403,672
Finance Charges & Interest	\$9,893,804
GST (Reclaimed)	(\$4,863,534)
Total Costs	\$97,478,701
Project Profit	\$19,928,947
Profit on Cost	20.04%
IRR	10.72%
Land Value Analysis (Excl. GST)	\$36,800,000
Rate per Equivalent Unit	13 \$2,830,769
Rate per sqm site Area	4,634 \$7,942
Rate per FSR	7,877 \$4,672

A full copy of our feasibility is appended to this letter.

This scenario does not consider the potential development of the site under the Willoughby Council Chatswood CBD Planning & Urban Design Strategy to 2036, dated January 2018. Development of the site in accordance with this document may support a developable FSR up to 2.5:1 (or GFA of 11,584 sqm), as depicted in the extract from the Willoughby Council Chatswood CBD Planning & Urban Design Strategy below:





This strategy contemplates rezoning the land from R4 High Density to B4 Mixed Use. This requires ground level to be commercial use with a minimum FSR of 1:1 with residential on the upper levels. We strongly recommend professional planning advice is sought to assess the ability to develop the site in accordance with the Willoughby Council Chatswood CBD Planning & Urban Design Strategy. However, for the purpose of assessing this scheme we have undertaken a preliminary feasibility for comparison purposes, summarised as follows:

Gross Revenue	\$149,662	,050
Selling Costs	(\$2,498,	407)
Interest Received	\$7	,821
GST	(\$7,671,	089)
Net Revenue	\$139,500	,375
Development Costs		
Land (Incl. GST)	\$37,500	.000
Acquisition Costs	\$2,581	
Professional Fees	\$3,426	
Construction Costs	\$55,332	
Contingency	\$2,766	
Statutory Fees	\$476	
Bonding		\$0
Land Holding Costs	\$2,200	,000
Pre-Sales Commissions	\$1,238	,535
Finance Charges & Interest	\$16,169	
GST (Reclaimed)	(\$5,936,	459)
Total Costs	\$115,755	,770
Project Profit	\$23,744	,605
Profit on Cost		, 08%
IRR	7.	64%
Land Value Analysis (Excl. GST)	\$37,500	,000
Rate per Equivalent Unit	13 \$2,884	,615
Rate per sqm site Area		,093
Rate per FSR	11,584 \$3	,237

On the basis of developing the site under the existing zoning and FSR of 1.7:1, our analysis suggests the aggregate value of the apartments in higher than the redevelopment value, which we assess to be in the order of \$36,800,000 or under the proposed Willoughby Strategy which assumes a B4 Mixed Use zoning and a prolonged planning period is \$37,500,000. In this instance, these assessments are below the aggregate individual values and therefore redevelopment of the site is not considered feasible.

Should further analysis of this scheme be required, please contact the undersigned.

Regards,

Rockworth Pty Ltd

Rhyan Hepworth AAPI, B.Com (Land Econ), MAppFin Director- Valuations



Preliminary Feasibility – FSR 1.7:1

	sed to: Rockworth													
	Preliminary													
	Cash Flow Title	88, 96-100 Alber	t Street	Description of Option/Stage	No DA				1					
	Date of First Period:	Jul-2019		1 1 5					1					
	Cash Flow Rest Period:	Monthly												
	Enter Project Size (a)	94.0 Un	its	1										
	Enter Project Size (b)	7,877.0 GF	A	1										
	Enter Site Area	4,633.5	SqM	Floor Space Ratio	1.7 :1		Equated Gross Floor A	a= 7.877.0 SaM						
		1,000.0	oqm				Equator Groot Hoor A							
		Type Mis	cellaneous	1										
		Status Und	der Review]										
	Goods and Services Tax			(Using Margin Scheme)										
				1			Developer Credits Re	laimed TWO Months	s Later	Liability Paid in the	Same Month	L	iability on Sales All Pa	aid by Develope
		and Services Tax Rate	10.00%											
	Value at 1-7-20	00 or Acquisition Price	36,800,000											
							All Project		To be enter	ed Exclusive of GST				
								me & Leasing Costs	To be enter	ed Exclusive of GST ed Inclusive of GST				
							Sales Rev Other Inco			ed Inclusive of GST ed Exclusive of GST				
)	Land Purchase & Acquisitio						Outor IIIO		To be enter					
	Land Purchase Price		36,800,000]										
						_			_					
0		% of Land Pure		AND/OR			Month Month	Cash Flow						Total Escal
Stag		% paid	Amount	Lump Amount			Start Span	Period						Cost
-		10.00%	3,680,000	-		_	0	1 Jul-19 - Jul-19						3,68
-	Payment 1	0.00%	-	-			0		land purchase because the m	argin scheme is selected!				
-	Payment 2	0.00%		-			0		_					
	Payment 3	0.00%	-	-			0							
- 1	Payment 4	0.00%												
- I -							0							
	Settlement (Balance)	90.00%		33,120,000			2	 1 Sep-19 - Sep-19						33,12
				33,120,000 2,516,490		-		1 Sep-19 - Sep-19	(Stamp Duty calculated on Land	Value of 36,800,000)	Stamp Duty		-	2,51
	Settlement (Balance) Stamp Duty 1 Interest on Deposit in Trust Account	90.00% NSW	349 Interest from	2,516,490	s		2	1 Sep-19 - Sep-19		Value of 36,800,000)	Stamp Duty			2,5
	Stamp Duty 1	90.00% NSW 2.50%			s		2	1 Sep-19 - Sep-19		Value of 36,800,000)	Stamp Duty			2,51
-	Stamp Duty ¹ Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs	90.00% NSW 2.50%	id progressively a	2,516,490 deposit shared between partie	s		2	1 Sep-19 - Sep-19			Stamp Duty	Total Current	Total Current	33,12 2,51 39,31 Total Escal
s Stag	Stamp Duty 1 Interest on Deposit in Trust Account Profit Share to Land Owner	90.00% NSW 2.50% 0.00% Pa	id progressively a	2,516,490 deposit shared between partie s project makes a profit. <u>AND/OR</u> Lump Amount	s		2	1 Sep-19 - Sep-19 1 Sep-19 - Sep-19		Value of 36,800,000) Add GST	Stamp Duty Remarks		Total Current Costs (inc GST)	2,51 39,3 Total Escal Cost
s Stag	Stamp Duty ¹ Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs ge (to be entered Exclusive of GST)	90.00% NSW 2.50% 0.00% Pa % of Land Pri	id progressively a ce inc Tax	2,516,490 deposit shared between partie s project makes a profit. AND/OR Lump Amount 10,000	S		2 2 Month Month	1 Sep-19 - Sep-19 1 Sep-19 - Sep-19 Cash Flow				Total Current		2,51 39,3 Total Escal Cost
e Stag	Stamp Duty ¹ Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs ge (to be entered Exclusive of GST)	90.00% NSW 2.50% 0.00% Pa % of Land Pri % paid	id progressively a ce inc Tax Amount	2,516,490 deposit shared between partie s project makes a profit. <u>AND/OR</u> Lump Amount	rs	-	2 2 Month Month Start Span	1 Sep-19 - Sep-19 1 Sep-19 - Sep-19 Cash Flow Period		Add GST		Total Current Costs (exc GST)	Costs (inc GST)	2,51 39,31 Total Escal
Stag	Stamp Duty ¹ Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs ge (to be entered Exclusive of GST) Due Diligence	90.00% NSW 2.50% 0.00% % of Land Pri % paid 0.00% 0.00%	id progressively a ce inc Tax Amount -	2,516,490 deposit shared between partie s project makes a profit. AND/OR Lump Amount 10,000	'S	-	2 2 Month Month Start Span 0 0	1 Sep-19 - Sep-19 1 Sep-19 - Sep-19 Cash Flow Period 1 Jul-19 - Jul-19		Add GST Y Y Y		Total Current Costs (exc GST) 10.000	Costs (inc GST) 11,000	2,5 39,3 Total Esca Cost
Stag	Stamp Duty ¹ Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs ge (to be entered Exclusive of GST) Due Diligence	90,00% NSW 2,50% 15; 0,00% Pa % paid 0,00% 0,00% 0,00%	id progressively a ce inc Tax Amount - -	2,516,490 deposit shared between partie s project makes a profit. AND/OR Lump Amount 10,000 5,000	S	-	2 2 Month Month Start Span 0 0 0 0 0	Cash Flow Period Jul-19 - Jul-19		Add GST Y Y Y Y Y		Total Current Costs (exc GST) 10,000 5,000	Costs (inc GST) 11,000	2,5 39,3 Total Esca Cost
Stag	Stamp Duty ¹ Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs ge (to be entered Exclusive of GST) Due Diligence	90.00% NSW 2.50% 0.00% % of Land Pri % paid 0.00% 0.00%	id progressively a ce inc Tax Amount - -	2,516,490 deposit shared between partie s project makes a profit. <u>AND/OR</u> Lump Amount 10,000 5,000 -	s	-	2 2 Month Month Start Span 0 0 0 0 0	1 Sep-19 - Sep-19 1 Sep-19 - Sep-19 Cash Flow Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 -		Add GST Y Y Y Y Y	Remarks	Total Current Costs (exc GST) 10,000 5,000	Costs (inc GST) 11,000 5,500 -	2,5 39,3 Total Esca Cost
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Code SUE STC BUI	Stamp Duty ' Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diligence Acquisition Legals Acquisition Legals Acquisition Legals Acquisition Costs (Uncategorised) Subdivision Costs Subdivision Costs Subdivision Costs Statutory Fees Bonding Miscellaneous Costs 2	90,00% NSW 2.50% 2.50% 15; 0.00% 16; 0.00% 10,00% 0.00% 0.00% 10,00% 10,00% 10,00% 10,00% 10,00% 10,00% 10,00% 10,00% 0.00%	id progressively a ce inc Tax Amount - - - - - - - - - - - - - - - - - - -	2,516,490 deposit shared between partie project makes a profit. AND/OR Lump Amount 10,000 5,000	bounded Escalation) b 1-22 Jul-23 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	ased on Cashflow Jul-24 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	2 2 2 3 3 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 4	1 Sep-19 - Sep-19 1 Sep-19 - Sep-19 2 Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - -	UI-28 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Add GST Y Y Y Y Y	Remarks Manual Input (refer to Cash Flow)	Total Current Costs (exc GST) 10,000 5,000 - - - - -	Costs (inc GST) 11,000 5,500 - - - -	2,5 39,3 Total Esca Cost
Code SUE STC BUI	Stamp Duty ' Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diligence Acquisition Legals Acquisition Legals Acquisition Legals Acquisition Legals Acquisition Costs Cost Escalation Professional Fees Construction Costs (Uncategorised) Subdivision Costs Costs Statutory Fees Bonding Miscellaneous Costs 3	90.00% NSW 2.50% 2.50% 15, 0.00% 2.50% 16, 0.00% 0.00% 0.00% 0.00% 10.00	id progressively a ce inc Tax Amount - - - - - - - - - - - - - - - - - - -	2,516,490 deposit shared between partie sproject makes a profit. AND/OR Lump Amount 10,000 5,000 - - - - - - - - - - - - -	Dounded Escalation) b 1-22 Jul-23 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	ased on Cashflow Jul-24 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	2 2 2 0 0 0 0 0 0 0 0	1 Sep-19. Sep-19. 1 Sep-19. Sep-19. 2 Cash Flow Period Jul-19. Jul-19. 1 Jul-19. Jul-19. 3 Jul-27. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%. % 0.00%.	UI-28 UI-28	Add GST Y Y Y Y Y	Remarks Manual Input (refer to Cash Flow)	Total Current Costs (exc GST) 10,000 5,000 - - - - -	Costs (inc GST) 11,000 5,500 - - - -	2,5 39,3 Total Esca Cost
Code SUE STC BUI	Stamp Duty ' Interest on Deposit in Trust Account Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diligence Acquisition Legals Acquisition Legals Acquisition Legals Acquisition Costs (Uncategorised) Subdivision Costs Subdivision Costs Subdivision Costs Statutory Fees Bonding Miscellaneous Costs 2	90.00% NSW 2.50% 2.50% 15; 0.00% 16; 0.00% 10.00% 0.00% 0.00% 10.00% 10.00% 10.00% 10.00% 10.00% 10.00% 10.00% 0.00%	id progressively a ce inc Tax Amount - - - - - - - - - - - - - - - - - - -	2,516,490 deposit shared between partie sproject makes a profit. AND/OR Lump Amount 10,000 5,000	bounded Escalation) b 1-22 Jul-23 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	ased on Cashflow Jul-24 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	2 2 2 3 3 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 4	1 Sep-19. Sep-19 1 Sep-19. Sep-19 2 Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 2 - 3 - 4 - 5 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00% % 0.00%	Jul-28 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Add GST Y Y Y Y Y	Remarks Manual Input (refer to Cash Flow)	Total Current Costs (exc GST) 10,000 5,000 - - - - -	Costs (inc GST) 11,000 5,500 - - - -	2,5 39,3 Total Esca Cost

88, 96-100 Albert Street - No DA

000	Drafagaianal Faca													
)	Professional Fees													
	Costs to be entered Exclusive of GST													
de	Stage Description	% of Construct. 1	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start ²	Month Span	Cash Flow Period	Add GS	ST Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escala Cost
)1	 Professional Fees - DA 	2.00%	-	-	-	-	0	6	Jul-19 - Dec-19	Y		865,147	951,661	95
2	 Professional Fees - CC 	2.00%	-	-	-	-	12	3		Y		865,147	951,661	95
3	 Professional Fees - Construction 	1.00%	-	-	-	-	15	13	Oct-20 - Oct-21	Y		432,573	475,831	4
4		0.00%	-	-	-	-	0			Y		-	-	
	- Project Manager	0.00%	13	10,000	-	-	15		Oct-20 - Oct-21	Y		130,000	143,000	1
		0.00%	-	-	-	-	0			Y		-	-	
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		0.00%	-	-		-	0	-	-	Y Y		-	-	
		0.00%	-	-		-	0		-	- <u> </u>		-		
		0.00%	-		-	-	0		-	- · · · · · · · · · · · · · · · · · · ·				
12		0.00%				-	0		-	Y Y				
-		0.00%		-	-	-	0			· · · · · · · · · · · · · · · · · · ·		-	-	
-		0.00%					0			· · ·				
		0.00%		-	-	-	0	-		· · · · · · · · · · · · · · · · · · ·		-	-	
-		1 % Based on Net C	osts				Pro-rata with Construction ('C')			· · · ·			1	
	- Development Management	0.00%	% of Project Costs (inc La	and but exc Finance & T	ax)	-	0	-		Y			-	
) Project Costs inc I	Land ('P1') or exc Land ('P2')				Manual Input (refer to Cash Flow) -	-	
D	Construction Costs Costs to be entered Exclusive of GST					,,,		Marath	Orch Flour		τοται			
		Cost Type	Units	Base	Escalate	S-Curve	Month	Month	Cash Flow	Add G		Total Current Costs	Total Current Costs	Total Esc
	Costs to be entered Exclusive of GST Stage Description		Units	Base Rate / Units		S-Curve	Month Start	Span	Period			Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition	Cost Type	Units 8,685	Base Rate / Units 50	Escalate (E,R,N)1 -	S-Curve	Month Start 15	Span 1	Period Oct-20 - Oct-20	Y		Total Current Costs (exc GST) 434,250	Total Current Costs	Total Eso Cos
	Costs to be entered Exclusive of GST Stage Description	Cost Type	Units	Base Rate / Units	Escalate	S-Curve -	Month Start 15 0	Span	Period Oct-20 - Oct-20			Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Eso Cos
	Costs to be entered Exclusive of GST Stage Description Demolition	Cost Type	Units 8,685 -	Base Rate / Units 50 -	Escalate (E,R,N)1 -	S-Curve	Month Start 15 0 0	Span 1 -	Period Oct-20 - Oct-20 - -	Y Y		Total Current Costs (exc GST) 434,250	Total Current Costs (inc GST) 477,675 -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition	Cost Type - - -	Units 8,685	Base Rate / Units 50	Escalate (E,R,N)1 -	S-Curve - -	Month Start 15 0	Span 1 -	Period Oct-20 - Oct-20	Y Y Y		Total Current Costs (exc GST) 434,250	Total Current Costs (inc GST)	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Demolition Construction - Residential	Cost Type - - - -	Units 8,685 - - 7,089	Base Rate / Units 50 - - 5,750	Escalate (E,R,N)1 - - - -	S-Curve - - -	Month Start 15 0 0 15	Span 1 - - 18	Period Oct-20 - Oct-20 - -	Y Y Y Y		Total Current Costs (exc GST) 434,250 - - 40,763,216	Total Current Costs (inc GST) 477,675 -	Total Esc Cos
:	Costs to be entered Exclusive of GST Stage Description Demolition Demolition Construction - Residential Construction - Residential	Cost Type	Units 8.685 - - 7.089 -	Base Rate / Units 50 - - 5.750	Escalate (E,R,N)1 - - - -	S-Curve - - - -	Month Start 0 0 0 15 0	Span 1 - - 18 -	Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 -	Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - - 40,763,216	Total Current Costs (inc GST) 477,675 -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Demolition Construction - Residential	Cost Type	Units 8,685 - - - 7,089 - -	Base Rate / Units 50 - - 5.750 - -	Escalate (E,R,N)1 - - - - - -	S-Curve - - - - - - -	Month Start 15 0 0 15 0 0 0	Span - - - 18 - -	Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - -	Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - - - 40,763,216 -	Total Current Costs (inc GST) 477,675 - - 44,839,538 - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Residential	Cost Type	Units 8.685 - - - - - - - - - - -	Base Rate / Units 50 - - 5,750 - - -	Escalate (E,R,N)1 - - - - - - - - - -	S-Curve	Month Start 0 0 15 0 0 0 0 0 0	Span 1 - - 18 - - - -	Period Oct-20 - Oct-20 - Oct-20 - Mar-22 - - -	Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - 40,763,216 - -	Total Current Costs (inc GST) 477.675 - - 44.839.538 - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8.685 - - - - - - - - - - - -	Base Rate / Units 50 - - 5,750 - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - -	S-Curve	Month Start 15 0 0 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 - - 18 - - - - - -	Period Oct-20 - Oct-20 - Oct-20 - Mar-22 - - - - -	Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - - 40,763,216 - - -	Total Current Costs (inc GST) 477.675 - - 44.839.538 - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Residential	Cost Type	Units 8,685 - - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - -	S-Curve	Month Start 15 0 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1	Period Oct-20 - Oct-20 - Oct-20 - Mar-22 - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - - 40,763,216 - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477.675 - - - 44,839.538 - - - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Residential	Cost Type	Units 8 665 - - 7,089 - - - - - - - - - - - - - - - - - - -	Base Rate / Units - - 5.750 - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 0	Span 1	Period Oct-20 - Oct-20 - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - - 40,763,216 - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477,675 - - 444,839,538 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8.685	Base Rate / Units 500 - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - -	S-Curve	Month Start 15 0	Span 1	Period Oct-20 - Oct-20 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434.250 	Total Current Costs (inc GST) 477.675 - - 44.839.538 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8,685 - - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - 5,750 - - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 15 0	Span 1	Period Oct-20 - Oct-20 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - - - 40,763,216 - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477.675 - - - 44,839.538 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8.685 7.089 7 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Base Rate / Units 50 - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 15 0 15 0 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1	Period Oct-20 - Oct-20 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434.250 	Total Current Costs (inc GST) 477.675 - - 44.839.538 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8,685 - - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - 5,750 - - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 15 0	Span 1	Period Oct-20 - Oct-20 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434.250 - - 40.763.216 - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477.675 - - - 44,839.538 - - - - - - - - - - - - - - - - - - -	Total Escc Cost 4 44.8
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8.685 7.089 - - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 0	Span 1	Period Oct-20 - Oct-20 Oct-20 - Mar-22 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - - 44,839,538 - - - - - - - - - - - - - - - - - - -	Total Esca Cost 4
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8,685	Base Rate / Units 50 - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 	S-Curve	Month Start 15 0 0 15 0	Span 1 1	Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434.250 - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477.675 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description Demolition Construction - Residential Construction - Res	Cost Type	Units 8.685 - - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 15 0 15 0	Span 1	Period Oct-20 - Oct-20 Oct-20 - Mar-22 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434,250 - - - 40,763,216 - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477,675 - - - 44,839,538 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
•	Costs to be entered Exclusive of GST Stage Description - Demolition - - <td>Cost Type</td> <td>Units 8,685</td> <td>Base Rate / Units 50 - - - - - - - - - - - - - - - - - -</td> <td>Escalate (E,R,N)1 </td> <td>S-Curve</td> <td>Month Start 15 0 0 15 0</td> <td>Span 1 1</td> <td>Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - - -</td> <td>Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y</td> <td>ST Remarks</td> <td>Total Current Costs (exc GST) 434.250 - - - - - - - - - - - - - - - - - - -</td> <td>Total Current Costs (inc GST) 477.675 - - - 44.839.538 - - - - - - - - - - - - - - - - - - -</td> <td>Total Esc Cos</td>	Cost Type	Units 8,685	Base Rate / Units 50 - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 	S-Curve	Month Start 15 0 0 15 0	Span 1 1	Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	ST Remarks	Total Current Costs (exc GST) 434.250 - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477.675 - - - 44.839.538 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
	Costs to be entered Exclusive of GST Stage Description - Demolition - - <td>Cost Type</td> <td>Units 8,685</td> <td>Base Rate / Units 50 - - - - - - - - - - - - - - - - - -</td> <td>Escalate (E,R,N)1 </td> <td>S-Curve</td> <td>Month Start 15 0 15 0</td> <td>Span 1</td> <td>Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - - -</td> <td>Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y</td> <td></td> <td>Total Current Costs (exc GST) 434.250 - - - - - - - - - - - - - - - - - - -</td> <td>Total Current Costs (inc GST) 477.675 - - - - - - - - - - - - - - - - - - -</td> <td>Total Esc Cos</td>	Cost Type	Units 8,685	Base Rate / Units 50 - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 	S-Curve	Month Start 15 0 15 0	Span 1	Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y		Total Current Costs (exc GST) 434.250 - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477.675 - - - - - - - - - - - - - - - - - - -	Total Esc Cos
0 e 1 2 3 3 4 5 5 3 9 9 1 2 2 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Costs to be entered Exclusive of GST Stage Description - Demolition - - <td>Cost Type</td> <td>Units 8,685</td> <td>Base Rate / Units 50 - - - - - - - - - - - - - - - - - -</td> <td>Escalate (E,R,N)1 </td> <td>S-Curve</td> <td>Month Start 15 0 15 0 15 0</td> <td>Span 1</td> <td>Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - - -</td> <td>Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y</td> <td>ST Remarks</td> <td>Total Current Costs (exc GST) 434.250 </td> <td>Total Current Costs (inc GST) 477.675 - - - 44.839.538 - - - - - - - - - - - - - - - - - - -</td> <td>Total Esc Cos</td>	Cost Type	Units 8,685	Base Rate / Units 50 - - - - - - - - - - - - - - - - - -	Escalate (E,R,N)1 	S-Curve	Month Start 15 0 15 0 15 0	Span 1	Period Oct-20 - Oct-20 - - Oct-20 - Mar-22 - - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	ST Remarks	Total Current Costs (exc GST) 434.250 	Total Current Costs (inc GST) 477.675 - - - 44.839.538 - - - - - - - - - - - - - - - - - - -	Total Esc Cos

	Costs to be entered Exclusive of GST					
	Stage Description		Units	Base Rate / Units	Escalate (E,R,N)	S-Curve
	- DA		1		-	-
02	- CC		1			-
5003 5004	Section 94 Contribution Long Service Levy		- 1	15,000 166,541	-	-
004	- Long Service Levy			100,341		
06	-				-	-
007	-				-	-
5008					-	
09 10				-		-
011	-		-	-	-	-
012	-			-	-	-
5013				-	-	-
5014 5015						-
0010	· · · · ·					
0						
	Bonding					
	Costs to be entered Exclusive of GST					
	Stage Description	%of Construction ¹	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve
	- Payment of Bonds	0.00%		-	-	-
	- Return of Bonds	0.00%			-	-
13		0.00%			-	-
4		0.00%		1	-	
5 6	·	0.00%		-	-	-
		0.00%	-	-	-	-
8		0.00%		-	-	-
09		0.00%	-	-	-	-
10	and the second					
		0.00%		-	-	
		¹ Based on net costs	- 3.	-	-	² Pro-rata with Co
00	Miscellaneous Costs 2		• 3.	-	-	² Pro-rata with Co
	Miscellaneous Costs 2 Costs to be entered Exclusive of GST		- S.	-	-	- 2 Pro-rata with Co
			s. AND / OR No. Units	- Base Rate / Unit	Escalate (E,R,N)	² Pro-rata with Co S-Curve
ode	Costs to be entered Exclusive of GST	1 Based on net costs	AND / OR		Escalate	
ie 1	Costs to be entered Exclusive of GST	* Based on net costs %of Construction* 0.00%	AND / OR No. Units -	Base Rate / Unit	Escalate	S-Curve - -
ie 1 2 3	Costs to be entered Exclusive of GST	* Based on net costs %of Construction* 0.00% 0.00%	AND / OR No. Units - -	Base Rate / Unit	Escalate (E,R,N) - - -	S-Curve - - -
e	Costs to be entered Exclusive of GST	* Based on net costs %of Construction* 0.00% 0.00% 0.00%	AND / OR No. Units -	Base Rate / Unit	Escalate (E,R,N) -	S-Curve - -
	Costs to be entered Exclusive of GST	* Based on net costs %of Construction* 0.00% 0.00%	AND / OR No. Units - - -	Base Rate / Unit	Escalate (E,R,N) - - -	S-Curve
	Costs to be entered Exclusive of GST	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - -	S-Curve - - - - - -
	Costs to be entered Exclusive of GST	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - -	S-Curve
	Costs to be entered Exclusive of GST	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - -	S-Curve
e 2 3 4 5 7 3	Costs to be entered Exclusive of GST	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - -	S-Curve
le 1 2 3 4 5 6 7 8 9 0	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - -	S-Curve
ode 001 002 003 004 005 006 007 008 009 010	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - -	S-Curve
de 11 12 13 14 15 16 17 18 19 0	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	* Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - -	S-Curve
de 01 02 03 04 05 06 07 08 09 10 00	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - -	S-Curve
000e 0001 0002 0003 0004 0005 0006 0009 0010 0009 0010 0000 0000	Costs to be entered Exclusive of GST Stage Description	* Based on net costs %of Construction* 0.00% 0.	AND / OR No. Units - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N)	S-Curve
de 01 02 03 04 05 06 07 08 09 10 00 00 de 01 02 01 02 01 02 03 04 05 06 07 08 09 00 00 08 09 00 00 00 00 00 00 00 00 00	Costs to be entered Exclusive of GST Stage Description	* Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N)	S-Curve
6000 Code 6002 6002 6002 6002 6002 6002 6002 6000 600 6000 6	Costs to be entered Exclusive of GST Stage Description	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve
Code 5001 5002 5003 5004 5005 5005 5006 5009 5009 5009 5010 500 5000 5	Costs to be entered Exclusive of GST Stage Description	* Based on net costs %of Construction* 0.00% 0.	AND / OR No. Units - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N)	S-Curve
ode 001 002 003 004 005 006 007 008 009 010 000 000 000 000 000 001 002 003 004	Costs to be entered Exclusive of GST Stage Description	*Based on net costs %of Construction* 0.00% 0.0	AND / OR No. Units - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N)	S-Curve
de 01 02 03 04 05 06 07 08 09 10 00 00 00 01 02 03 04 05 06 07 02 03 04 05 06 07 08 09 09 09 09 00 00 00 00 00 00	Costs to be entered Exclusive of GST Stage Description	* Based on net costs %of Construction* 0.00% 0.	AND / OR No. Units - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N)	S-Curve
le 1 2 3 4 5 6 7 8 9 0 0 0 0 0 0 0 1 2 3 4 5 6 6 7 8 9 0 0 0 0 0 0 0 0 0 0 0 0 0	Costs to be entered Exclusive of GST Stage Description	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% *Based on net costs *Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units - - - - - - - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N)	S-Curve
	Costs to be entered Exclusive of GST Stage Description	* Based on net costs %of Construction* 0.00% 0.	AND / OR No. Units - - - - - - - - - - - - -	Base Rate / Unit	Escalate (E,R,N)	S-Curve
	Costs to be entered Exclusive of GST Stage Description	*Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% *Based on net costs *Based on net costs %of Construction* 0.00% 0.00% 0.00% 0.00% 0.00%	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve

		Land Holding Costs														
		Costs to be entered Exclusive of GST														n
de	Stage	Description	No. Units	Base Rate /unit/term	Term 1	Escalate (E,R,N)		Month Start	Month Span ²	Cash Flow Period		Add GST	Remarks	lotal Annual Costs (exc GST)	Total Annual Costs (inc GST)	Total Escalate
01		Land Tax	1	400,000	Y	-		0	DS			N		400,000	400,000	1,20
2	-	Council Rates	1	35.000	Y	-		0	DS	Jul-19 - Jun-22		N		35,000	35,000	
3	-	Water Rates	1	5,000	Y	-		0	DS	Jul-19 - Jun-22		N Y		5,000	5,000	
4 5	-		-		M	-		0	-	-		Y				
5					M			0				Y				1
7	-		-	-	M	-		0	-	-		Ŷ		-	-	1
в	-		-	-	М			0		-		Y		-	-	
	-		-	-	M	-		0		-		Y		-	-	
	-				M	-		0		-		Y		-		-
1 2					M			0				Y				-
	-				WI .				-	-			Manual Input (refer to Cash Flow)	-	-	1
		1 Y=Yearly, BA=BiAnnualy, Q=Quarterly, BM=B				² Diminish pro	portionally with leasing ('DR') of	or settlements ('DS'))				TOTAL	440.000	440,000	1,
		Sales and Rental Revenue E	scalation													
Ţ	Code	Category	Jul-19	Esca Jul-20	lation Rates (Month Jul-21	y Compounded Jul-22	Escalation) based on Cash Jul-23 Jul-24	flow Period Years Jul-25	s commencing Jul-26	Jul-27	Jul-28					
		Residential - Apartments	0.00%	Jui-20 0.00%	Jui-21 0.00%	0.00%	0.00% 0.009		Jui-26		Jui-28 0.00%					
1		Residential - 2 Bedroom Units	0.00%	0.00%	0.00%	0.00%	0.00% 0.009		0.00%		0.00%					
- [Residential - 3 Bedroom Units	0.00%	0.00%	0.00%	0.00%	0.00% 0.00%		0.00%		0.00%					
		Detached Dwelllings Lots	0.00%	0.00%	0.00%	0.00%	0.00% 0.00%		0.00%		0.00%					
		Townhouse Lots Commerical Office	0.00%	0.00%	0.00%	0.00%	0.00% 0.00%		0.00%		0.00%					
ŀ		Retail Shops	0.00%	0.00%	0.00%	0.00%	0.00% 0.00%		0.00%		0.00%					
1		Industrial Units	0.00%	0.00%	0.00%	0.00%	0.00% 0.00%		0.00%		0.00%					
[Storage & Warehousing	0.00%	0.00%	0.00%	0.00%	0.00% 0.00%		0.00%		0.00%					
	LOT	Land Lots	0.00%	0.00%	0.00%	0.00%	0.00% 0.009	% 0.00%	0.00%	0.00%	0.00%					
		Rental escalation occurs up to lease start date.	For rent review escalati	ion during lease period re	fer to the Tenants she	et.										
0		Selling and Leasing Costs Sales Commission (To be entered												T () O ()	T (10, 10, 1	1
		Exclusive of GST)	Sales Comm ¹	% of Comm. Pre-sales ²	Deposits (% of Price) ³							Add GST	Remarks	(exc GST)	Total Current Costs (inc GST)	Total Esc Cos
1		Residential - Apartments	2.00%	50.00%		¹ % of Gross Pur	chase Price Sales Commission paid at exch	ango dato for pro o				×		2,552,132	2,807,345	2,8
		Residential - 2 Bedroom Units	0.00%	0.00%			rice deposited on exchange (fi		5616-5			Ý		-	- 2,007,040	. 2,0
3		Residential - 3 Bedroom Units	0.00%	0.00%	0.00%	1 .		. ,				Y		-	-	1
		Detached Dwelllings Lots	0.00%	0.00%	0.00%	1						Y		-	-	
		Townhouse Lots	0.00%	0.00%	0.00%	-						Y		-	-	-
7		Commerical Office Retail Shops	2.00%	50.00% 50.00%	0.00%	+						Y Y			-	-
3		Industrial Units	0.00%	0.00%	0.00%	1						Y				1
		Storage & Warehousing	0.00%	0.00%	0.00%	1						Y		-	-	1
	LOT	Land Lots	0.00%	0.00%	0.00%	I						Y		-	-	1
			Pre-sale Comm and	re reported as a	Project Cost	т							TOTAL	2,552,132	2,807,345	2
				re reported as a		-										
		Interest Rate on Deposits Invested in Trust % of Interest retained by Developer upon s			2.50% 50.00%	-										
	~	Other Selling Costs	% of	AND / OR	Base Rate /	Escalate		Month	Month	Cash Flow		Add GST	Remarks	Total Current	Total Current	Tot
•	Stage	To be entered Exclusive of GST Marketing	Gross Sales 0.00%	No. Units 94	Unit 3,000	(E,R,N)		Start 12	Span 3	Period Jul-20 - Sep-20		Add GST	Remarks	Costs (exc GST) 282,000	Costs (inc GST) 310,200	
		Display Suite	0.00%	1	75,000			12				Y		75,000	82,500	
	-	Conveyencing - Exchanges	0.00%	94	750			12	3	Jul-20 - Sep-20		Ŷ		70,500	77,550	
_	-	Conveyencing - Settlements	0.00%	94	750	-		28		Nov-21 - Nov-21		Y		70,500	77,550	
	-		0.00%	-	-	-		0		-		Y		-	-	-
	-		0.00%	-				0		-		Y			-	
			0.00%					0		-		Y				1
	-		0.00%	-	-	-		0		-		Y		-	-	1
	-		0.00%	-	-	-		0	-	-		Y		-	-	
	-		0.00%	-	-	-		0	-	-		Y	Manual Input (refer to Cash Flow)	-	-	
													Manual Input (refer to Cash Flow) TOTAL		-	
1							Pro-rata with Settlements ('S') or Exchanges ('E'))					498,000	547,800	

88, 96-100 Albert Street - No DA

	Other Leasing Costs	% of	AND / OR	Base Rate /	Escalate			Month	Month	Cash Flow				Total C		Total Current	Total
de	Stage To be entered Exclusive of GST	Gross Rent	No. Units	Unit	(E,R,N)			Start	Span	Period		Add GST	Remarks	Costs (ex		Costs (inc GST)	Escalated Cos
201 202		0.00%			-			0		-		Y				-	
202		0.00%	-		-			0			-	Ý					
3204		0.00%	-		-			0	-	-	1	Y			-	-	
3205		0.00%	-		-			0		-		Y			-	-	
8206		0.00%	-	-	-			0		-	-	Y			-	-	
8207		0.00%	-		-			0		-	-	Y			-	-	
8208		0.00%	-					0		-	-	Y			-		
8209 8210		0.00%						0	-	-	-	V V				-	
8211		0.00%			-			0	-		-	Y				-	
											-		Manual Input (refer to C	Cash Flow)	-	-	
							Pro-rata with Re	ental Income ('R')						TOTAL	-	-	
9000	Sales																
	Sales Revenue to be entered Inclu	isive of GST		<u> </u>	0.1				0.00					7.1.0			T T
Code	Stage Description	No. Units	Total Area	Current Sale	Sales Calc	Pre-Sale E		Month	Settlements Month		Sales Rate	GST	Land Use	Total C		Total Current	Total Escalate Sales Revenu
Jude	Stage Description	NO. UNITS	SqM	Price	Method	Month Start	Month Span	Start	Span	Cash Flow Period	Units / SqM per Month	Included	Code	Sales Re (exc C		Sales Revenue (inc GST)	Sales Revenu
9001			Junc	Price -	Per SqM	O O		Start 0		Fellou		N	Code	(exc c	-	(110 001)	
9001					Per SqM	0						N					
9002	- Residential		7,089	18,000	Per SqM	12				- Apr-22 - Jun-22	2,363.09	Y	RS1	119.	351,445	127,606,590	127,606,
9004	-	-	-	-	Per SqM	0				-	-	Y	-		-	-	,,
9005		-	-		Per SqM	0				-	-	Y	-		-	-	
9006	-	-	-	-	Per SqM	0	-	0	-	-	-	Y	-		-	-	
9007	-		-		Per SqM	0		0	-	-	-	Y	-		-	-	
9008	-	-	-		Per SqM	0				-	-	Y	-		-	-	
9009	-	-	-		Per SqM	0				-	-	Y	-		-	-	
9010		-	-	-	Per SqM	0				-	-	Y	-		-	-	
9011		-	-		Per SqM	0				-	-	Y	-		-	-	
9012			-	-	Per SqM	0				-	-	Y	-		-	-	
9013		-	-	-	Per SqM	0					•	Y	-		-	-	
9014		-	-	-	Per SqM Per Unit	0					-	Y	-		-		
9015 9016					Per Unit	0				-		Y				-	
9016					Per Unit	0						Y					
9018					Per Unit	0						Y	-				
9019			-	-	Per Unit	0					-	Y	-		-	-	
9020		-	-	-	Per Unit	0	-	0	-	-	-	Y	-		-	-	
							-						Capitalised Sales (refer to		-	-	
													Manual Input (refer to C	Cash Flow)	- 351,445	- 127,606,590	127,606,5
9100	Other Income													TOTAL 119,	331,445	127,000,390	127,000,5
	Other Income to be entered Exclusion	sive of GST															
Code	Stage Description	Land Use Code	Units	Base Rate / Units	I			Month Start	Month Span	Cash Flow Period		Add GST	Remarks	Total C Income (e		Total Current Income (inc GST)	Total Escalate Income
9101					1			0		-		Y			-		
9102			-		t			0			1	Y				-	
9103		-	-	-	1			0	-	-]	Ŷ			-	-	
9104			-		I			0		-]	Y			-	-	
9105		-	-					0		-		Y			-	-	
9106			-		1			0		-		Y			-	-	
9107			-	-	+			0		-	-	Y			-	-	
9108			-		ł			0		-	-	Y Y			-		
9109 9110					t			0		-	-	Y				-	
8110	1 T P				1				-	-	1		Manual Input (refer to C	Cash Flow)			

88, 96-100 Albert Street - No DA

10000	Financing												
	(Simple Mode)							during period of debt, in arrears progressively as project makes a profi	ie .				
	(omple mode)					~	Thom on are is that	progressively as project makes a pron					
	Equity					Equity Notes: Ed	uity is paying outstar	nding debt		Opening Balances			Equity
	Developer's Equity Contribution	Fixed Amount	Percentage			E	uity is repaid at proje	ect end.					Totals
	Injected in total upfront.	-	0.00%	Fixed Amount								Developer's Injections	-
10001	Interest Charged on Equity	0.00%	per annum Nominal -	Capitalised (Compounded)						-		Interest Charged	
10002	Interest received on Surplus Cash		per annum received in							-		Interest Received	-
		-											
	% of Available Funds to Repay Equity Before Debt	0.00%											
			1	r									
	Senior Loan Description	Lender Name	Debt		Sen	nior Loan Notes: Se	nior Loan is being us	sed as an overdraft facility.		Opening Balances			Senior Loan
	No Limit (use as overdraft facility)												Totals
	· · · · - ·											Drawdown	88,809,624
10007	Interest Rate	6.00%	per annum Nominal -	Capitalised (Compounded)						-		Interest Charged	9,826,799
10008	Fees	Amount	Percentage	Month Paid									
	Application F		0.00%	0						-		Application Fees	-
	Line F	ee -	0.00%							-		Line Fees	
	Maintain Leverage on Senior Loan	0.00%	% of Future Positive I	Not Cash Flows									
		0.0078	70 OFF didne Positive I	Vet Casil 1 IOWS									
	Financing Costs	No. of	Base Rate /	Escalate	Month	Month	Cash Flow				Total Current	Total Current	Total
	age (to be entered Exclusive of GST)	Units	Unit	(E,R,N)	Start	Span	Period		Add GST	Remarks	Costs (exc GST)	Costs (inc GST)	Escalated Cost
10009 - 10010 -	Finance Charges - Settlement Finance Legals - Settlement	1	9,200	-	0		Jul-19 - Jul-19 Jul-19 - Jul-19		<u>N</u>		9,200 10,000	9,200	9,200 11,000
10010		-	-		0		-		Ý		-	-	-
10012 -	- Finance Charges - Development	1		-	15	1	Oct-20 - Oct-20		N		35,805	35,805	35,805
10013 -	- Finance Legals - Development	1		-	15		Oct-20 - Oct-20		Y		10,000	11,000	11,000
10014 -		-		-	0				Y			-	-
10015 - 10016 -					0		-		Y				
10010		-	-	-	0	-	-		Ŷ		-	-	-
10018		-	-	-	0	-	-		Y		-	-	-
										Manual Input (refer to Cash Flow)	-	-	-
										TOTAL	65.005	67.005	67.005
	Project Hurdle Rates												
	Project Discount Rate (target IRR)	20.00%	per annum Nominal,	on cash flow that includes all fina	incing costs and interest but e	excludes corp ta	х.						
	Newight an estimate of IDD	00.000/											
	Nominate an estimate of IRR	20.00%											
	Developer's Target Dev. Margin		on total development	costs (inc selling costs).									
	Developer's Cost of Equity (for WACC)	0.00%											



Preliminary Feasibility – FSR 2.5:1

	ed to: Rockworth							
	Preliminary							
	Cash Flow Title	88, 96-100 Albert Street 2.5:1	E Description of Option/Stage	No DA 2.5:1				
	Date of First Period:	Jul-2019	Booshpion of option otago	10 5/12:0.1				
	Cash Flow Rest Period:	Monthly						
	Enter Project Size (a)	114.3 Units						
	Enter Project Size (b)	11,583.8 GFA	-					
	Enter Site Area	4,633.5 SqM	Floor Space Ratio	2.5 :1	Equated Gross Floor Area= 11,583.8 SqM			
	-		· · · · ·					
		Trans. Inc. in						
		Type Miscellaneous Status Under Review	_					
	Goods and Services Tax		(Using Margin Scheme)					
					Developer Credits Reclaimed TWO Months Late	er Liability Paid in the	Same Month	Liability on Sales All Paid by Develope
	Goods a	nd Services Tax Rate 10.00%				· · ·		
	Value at 1-7-200	00 or Acquisition Price 37,500,000						
					All Project Costs	To be entered Exclusive of GST		
					Rental Income & Leasing Costs Sales Revenue	To be entered Exclusive of GST To be entered Inclusive of GST		
					Other Income	To be entered Exclusive of GST		
00	Land Purchase & Acquisition	n Costs						
00	Land Purchase & Acquisition	II COSIS						
	Land Purchase Price	37,500,000						
	Land Fullehase Fride							
		% of Land Purchase Price	AND/OR		Month Month Cash Flow			Total Escala
ode Stage	e	% paid Amount	Lump Amount		Start Span Period			Cost
002 -		10.00% 3,750,000	-		0 1 Jul-19 - Jul-19 # N	to input credit is available to the developer for		3,75
003 -	Payment 1	0.00%	-			nd purchase because the margin scheme is selected!		
004 -		0.00%	-		0			
005 -		0.00%	-		0			
006 -		0.00%	-		0			
007 -	Settlement (Balance)	90.00%	33,750,000		2 1 Sep-19 - Sep-19			33,75
- 800	Stamp Duty 1	NSW	2,565,490		2 1 Sep-19 - Sep-19 (Sta	mp Duty calculated on Land Value of 37,500,000)	Stamp Duty	2,56
	Interest on Deposit in Trust Account							
		2.50% 15,641 Interest from						40,06
	Profit Share to Land Owner	2.50% 15,641 Interest from 0.00% Paid progressively						40,06
	Profit Share to Land Owner	0.00% Paid progressively	s project makes a profit.		Month Month Cash Flow		Total Curre	<u> </u>
ode Stage		0.00% Paid progressively % of Land Price inc Tax	is project makes a profit.		Month Month Cash Flow Start Span Period	Add GST	Total Currer Remarks Costs (exc G	nt Total Current Total Escala
	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST)	0.00% Paid progressively % of Land Price inc Tax % paid Amount	as project makes a profit.		Start Span Period	Add GST	Remarks Costs (exc GS	nt Total Current Total Escala ST) Costs (inc GST) Cost
011 -	Profit Share to Land Owner Other Acquisition Costs e (to be entered Exclusive of GST) Due Diligence	0.00% Paid progressively % of Land Price inc Tax	is project makes a profit.		Start Span Period 0 1 Jul-19 - Jul-19	Add GST Y Y	Remarks Costs (exc GS 10	nt Total Current Total Escala ST) Costs (inc GST) Cost ,000 11,000 1
ode Stage 011 - 012 - 013 -	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST)	0.00% Paid progressively % of Land Price inc Tax % paid Amount 0.00% -	s project makes a profit. AND/OR Lump Amount 10,000		Start Span Period 0 1 Jul-19 - Jul-19	Y	Remarks Costs (exc GS 10	nt Total Current Total Escala ST) Costs (inc GST) Cost ,000 11,000 1
11 - 12 - 13 -	Profit Share to Land Owner Other Acquisition Costs e (to be entered Exclusive of GST) Due Diligence	0.00% Paid progressively % of Land Price inc Tax % paid Amount 0.00% - 0.00% -	s project makes a profit. AND/OR Lump Amount 10,000		Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19	Y Y	Remarks Costs (exc GS 10	nt Total Current Total Escala ST) Costs (inc GST) Cost 000 11.000 1 000 5,500 1
11 - 12 - 13 - 14 -	Profit Share to Land Owner Other Acquisition Costs e (to be entered Exclusive of GST) Due Diligence	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% -	s project makes a profit. AND/OR Lump Amount 10,000		Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - -	Y Y Y Y Y Y	Remarks Costs (exc Gi 10 5	nt Total Current Total Escal ST) Costs (inc GST) Cost 1,000 5,500
11 - 12 - 13 - 14 -	Profit Share to Land Owner Other Acquisition Costs e (to be entered Exclusive of GST) Due Diligence	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% -	AND/OR Lump Amount 5,000 - - - -		Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - -	Y Y Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Total Escal ST) Costs (inc GST) Cost 000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 -	Profit Share to Land Owner Other Acquisition Costs to be entered Exclusive of GST) Due Diligence Acquisition Legals	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% -	AND/OR Lump Amount 5,000 - - - -	² Pro-rata with La	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - -	Y Y Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Total Escal ST) Costs (inc GST) Cost 000 11.000 1 .000 5.500
11 - 12 - 13 - 14 -	Profit Share to Land Owner Other Acquisition Costs e (to be entered Exclusive of GST) Due Diligence	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% -	AND/OR Lump Amount 5,000 - - - -	² Pro-rata with La	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - -	Y Y Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost (000 11.000 1 000 5.500 1
011 - 012 -	Profit Share to Land Owner Other Acquisition Costs to be entered Exclusive of GST) Due Diligence Acquisition Legals	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - '(No GST credit available for Stamo Duty)	s project makes a profit.		Start Span Period 0 1 Jul-19 - Jul-19 Jul-19 0 1 Jul-19 - Jul-19 Jul-19 0 - - - 0 - - - 0 - - - 0 - - -	Y Y Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Total Escala ST) Costs (inc GST) Cost 000 11.000 1 000 5,500 1
011 - 012 - 013 - 014 -	Profit Share to Land Owner Other Acquisition Costs to be entered Exclusive of GST) Due Diligence Acquisition Legals	0.00% Paid progressively. % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - * (No GST credit available for Stamp Duty) EE	s project makes a profit.	ded Escalation) based on Cashfi	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - and Pavments ('L') - -	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Total Escala ST) Costs (inc GST) Cost 000 11.000 1 000 5,500 1
11 - 12 - 13 - 14 -	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diliqence Acquisition Legals Cost Escalation	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% -	Is project makes a profit.	ded Escalation) based on Cashfi Jul-23 Jul-24	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - o - - o - - o - - o - - o - - o - -	Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Total Escal ST) Costs (inc GST) Cost 000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 -	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Dilgence Acquisition Legals Cost Escalation Professional Fees	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - Juloide for Stame Dutyl - Jul-19 Jul-20 0.00% 0.00%	s project makes a profit. AND/OR Lump Amount 10.000 5.000 calation Rates (Monthly Compound Jul-21 Jul-22 0.00% 0.00	ded Escalation) based on Cashflu Jul-23 Jul-24 0% 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - output - -	Y Y Y Y Jul-28 0.00%	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Total Escal ST) Costs (inc GST) Cost 000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 - Code	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diliqence Acquisition Legals Cost Escalation Professional Fees Construction Costs (Uncategorised)	0.00% Paid progressively. % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Is project makes a profit.	Jul-23 Jul-24 0.00% 0.00% 000% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - ond Payments (*L') - -	Y Y Y Y Jul-28 0.00%	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost (000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 - Code SUB	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Dilicence Acquisition Legals	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 'No GST credit available for Stame Duty! EE Jul-19 Jul-20 0.00% 0.00% 0.00% 0.00% 0.00%	s project makes a profit.	Jul-23 Jul-24 % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - on - -	Y Y Y Y Y Jul-28 0.00% 0.00%	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost (000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 - Code SUB STG	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Dilegence Acquisition Legals Cost Escalation Professional Fees Construction Costs (Uncategorised) Stage Costs	0.00% Paid progressively. % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 10.00% - 10.00% - 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	s project makes a profit.	Jul-23 Jul-24 % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - od - - od - - od - - od - - odd - - </td <td>Y Y Y Y</td> <td>Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)</td> <td>nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1 </td>	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 -	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diligence Acquisition Legals Cost Escalation Professional Fees Construction Costs (Uncategorised) Stage Costs Stage Costs Built Form	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% - 1.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	s project makes a profit.	Jul-23 Jul-24 Jul-23 Jul-24 9% 0.00% 0.00% 0.00% 9% 0.00% 0.00% 0.00% 9% 0.00% 0.00% 0.00% 9% 0.00% 0.00% 0.00% 9% 0.00% 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 -1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - odd - - odd - - odd - - odd - - oddd 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Y Y Y Y Y Y Y Y Y Y Y Y Y 0.00% 0.00% 0.00% 0.00% 0.00%	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost (000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 - 15 - 15 - 15 - 15 - 10 -	Profit Share to Land Owner Other Acquisition Costs to be entered Exclusive of GST) Due Dilgence Acquisition Legals Acquisition Legals Cost Escalation Professional Fees Construction Costs (Uncategorised) Stage Costs Built Form Other Other	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 10.00% - 10.00% - 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	s project makes a profit. AND/OR Lump Amount 10,000 5,000 calation Rates (Monthly Compound Jul-21 Jul-22 0.00% 0.00 0.00% 0.00 0.00% 0.00 0.00	Jul-23 Jul-24 % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - ond Payments (L') - -	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000
11 - 12 - 13 - 14 - 15 - 15 - 15 - 15 - 15 - 10 -	Profit Share to Land Owner Other Acquisition Costs to be entered Exclusive of GST) Due Diliqence Acquisition Legals	0.00% Paid progressively. % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 'No GST credit available for Stame Duty/ Jul-19 Jul-20 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	s project makes a profit.	Jul-23 Jul-24 Jul-24 Jul-24 y6 0.00% y6 0.00% y6 0.00% y76 0.00% y8 0.00% y9 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - o - - o - - o - - odd 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000
11 - 12 - 13 - 14 - 15 - 15 - Code SUB STG BUI OT1	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diliquence Acquisition Legals Acquisition Legals Cost Escalation Professional Fees Construction Costs (Uncategorised) Subdivision Costs Statudory Fees Statutory Fees	0.00% Paid progressively % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 1.000% - 1.000% - 1.000% - 1.000% - 1.000% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	s project makes a profit.	Jul-23 Jul-24 Vid. 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00% 0% 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - onotation - -	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1
111 - 112 - 113 - 114 - 115 - 115 - SUB STG BUI OT1	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Dilecence Acquisition Legals Acquisition Legals Professional Fees Construction Costs (Uncategorised) Stage Costs Built Form Statutory Fees Bonding	0.00% Paid progressively. % of Land Price inc Tax 0.00% 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 10.00% - 10.00% - 10.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	s project makes a profit.	Jul-23 Jul-24 Jul-24 Jul-24 Jul-24 Jul-24 % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - ond Payments (L') - -	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 - Code SUB STG BUI OT1	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diligence Acquisition Legals .	0.00% Paid progressively % of Land Price inc Tax 0.00% 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - '(No GST credit available for Stame Duty)	Is project makes a profit.	Jul-23 Jul-24 Jul-24 Jul-24 y6 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - on - - on - - on - - ond Payments (L*) - - ono% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 - Code SUB STG BUI OT1	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Dilegence Acquisition Legals Acquisition Legals Cost Escalation Professional Fees Construction Costs (Uncategorised) State Costs Built Form Statutory Fees Bonding Miscellaneous Costs 2 Miscellaneous Costs 3	0.00% Paid progressively. % of Land Price inc Tax % paid 0.00% Amount 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 10.00% - 10.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Is project makes a profit.	Jul-23 Jul-24 Jul-24 % 0.00% 0.00% 0% 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00% % 0.00% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - 0 - - ond Payments (L') - - w Period Years Commencing - 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1
11 - 12 - 13 - 14 - 15 - 15 - 15 - 15 - 15 - 10 -	Profit Share to Land Owner Other Acquisition Costs (to be entered Exclusive of GST) Due Diligence Acquisition Legals .	0.00% Paid progressively % of Land Price inc Tax 0.00% 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - 0.00% - '(No GST credit available for Stame Duty)	Is project makes a profit.	Jul-23 Jul-24 Jul-24 Jul-24 y6 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00% 000% 0.00%	Start Span Period 0 1 Jul-19 - Jul-19 0 1 Jul-19 - Jul-19 0 - - 0 - - 0 - - 0 - - 0 - - otto 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% <th>Y Y Y Y</th> <th>Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)</th> <th>nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1 </th>	Y Y Y Y	Remarks Costs (exc G 10 5 Ianual Input (refer to Cash Flow)	nt Total Current Costs (inc GST) Cost 000 11.000 1 000 5.500 1

88, 96-100 Albert Street 2.5:1 FSR - No DA 2.5:1

00	Project Contingency		-	And / Or	0.00%	of Construction, F	Professional (exc Development Manage	ement), Statutory	Fees, Bonding, Misce	ellaneous Costs 2, Miscellaneous Costs 3			TOTAL	
00	Professional Fees													
	Costs to be entered Exclusive of GST													
de	Stage Description	% of Construct. 1	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start ²	Month Span	Cash Flow Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Esc Cos
01	- Professional Fees - DA	2.50%	-	-			0		Jul-19 - Mar-22	Y		1,320,435	1,452,479	1,
2	- Professional Fees - CC	2.00%	-	-	-	-	33		Apr-22 - Jun-22	Y		1,056,348	1,161,983	1,
3	 Professional Fees - Construction 	1.00%	-	-	-	-	36	18	Jul-22 - Dec-23	Y		528,174	580,991	
		0.00%	-	-		-	0			Y		-	-	
	- Project Manager	0.00%	21	10,000	-	-	33		Apr-22 - Dec-23	Y		210,000	231,000	
		0.00%	-	-	-	-	0	-		- Y		-	-	
		0.00%	-	-	-	-	0	-	-	- Y		-	-	
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		0.00%		-	-	-	0	-		Y Y		-	-	
		0.00%	-	-	-	-	0	-		Y		-	-	
		1 % Based on Net Co	osts				² Pro-rata with Construction ('C')							
	- Development Management	0.00%	% of Project Costs (inc La	nd but exc Finance & T	ax)	-	0	-	-	Y		-	-	
							ine Land (ID4) as such and (ID2)				Manual Input (refer to Cash Flow)	-	-	
			2 Dev Mgmt Fee: Pro-rata	a with Construction ('C')), Settiements (3	5'), Project Costs	sinc Land (PT) or exc Land (P2)							
9 0	Construction Costs Costs to be entered Exclusive of GST		² Dev Mgmt Fee: Pro-rata	a with Construction (C)), Settlements (3	S'), Project Costs	sinc Land (P1) or exc Land (P2)				TOTAL	3,114,957	3,426,453	
	Costs to be entered Exclusive of GST			Base	Escalate		Month	Month	Cash Flow	Add GST	TOTAL	Total Current Costs	Total Current Costs	Total E
	Costs to be entered Exclusive of GST Stage Description	Cost Type	Units	Base Rate / Units	Escalate (E,R,N)1	S-Curve	Month Start	Span	Period	Add GST		Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total E
	Costs to be entered Exclusive of GST	Cost Type	Units 8,685	Base	Escalate (E,R,N)1	S-Curve	Month Start 36	Span 1	Period	Y	TOTAL	Total Current Costs (exc GST) 434,250	Total Current Costs	Total E
	Costs to be entered Exclusive of GST Stage Description Demolition .	Cost Type	Units 8,685	Base Rate / Units 50	Escalate (E,R,N)1	S-Curve	Month Start 36 0	Span 1	Period Jul-22 - Jul-22 -	Y	TOTAL	Total Current Costs (exc GST) 434,250	Total Current Costs (inc GST) 477,675	Total E C
	Stage Description - Demolition - - - Construction Commercial	Cost Type - - -	Units 8,685 4,634	Base Rate / Units 50 - 3,000	Escalate (E,R,N)1 - -	S-Curve	Month Start 36 0 36	Span 1 - 18	Period Jul-22 - Jul-22 - Jul-22 - Dec-23	Y	TOTAL	Total Current Costs (exc GST) 434,250 - 13,900,500	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description Demolition .	Cost Type	Units 8,685	Base Rate / Units 50	Escalate (E,R,N)1 -	S-Curve	Month Start 36 0 36 36	Span 1	Period Jul-22 - Jul-22 - Jul-22 - Dec-23	Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250	Total Current Costs (inc GST) 477,675	Total E C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - -	Cost Type	Units 8,685 4,634 6,255	Base Rate / Units 50 - - 3,000 5,750 -	Escalate (E,R,N)1 - - -	S-Curve	Month Start 0 36 36 36 0	Span - - 18 - 18 -	Period Jul-22 - Jul-22 Jul-22 - Dec-23 Jul-22 - Dec-23	Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 - 13,900,500 35,967,544	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential	Cost Type	Units 8,685 - 4,634 6,255	Base Rate / Units 50 - 3,000 5,750	Escalate (E,R,N)1 - - - - -	S-Curve	Month Start 36 0 36 36 0 0 0 0	Span - - - - - -	Period Jul-22 - Jul-22 - Jul-22 - Dec-23	Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - Construction - Residential	Cost Type	Units 8,685 4,634 6,255	Base Rate / Units 50 - - 3,000 5,750 -	Escalate (E,R,N)1 - - - - - -	S-Curve	Month Start 0 36 36 36 0	Span - - 18 - 18 -	Period Jul-22 - Jul-22 - Jul-22 - Dec-23 Jul-22 - Dec-23 -	Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 - 13,900,500 35,967,544 -	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - -	Cost Type	Units 8,685 4,634 6,255 - -	Base Rate / Units 50 - - 3,000 5,750 - - - -	Escalate (E,R,N)1 - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 0 0 0 0 0	Span 1 - 18 18	Period Jul-22 - Jul-22 - Jul-22 - Dec-23 Jul-22 - Dec-23 - -	Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - -	Cost Type	Units 8,685 4,634 6,255 - - -	Base Rate / Units - - 3,000 5,750 - - - - -	Escalate (E,R,N)1 - - - - - - - - -	S-Curve	Month Start 38 0 38 36 0 0 0 0 0 0 0	Span 1 18	Period Jul-22 - Jul-22 Jul-22 - Dec-23 Jul-22 - Dec-23 - - - -	Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) - - - - - - - - - - - - - - - - - - -	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - -	Cost Type	Units 8,685 	Base Rate / Units 50 - - 3,000 5,750 - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - -	S-Curve - - - - - - - - - - -	Month Start 36 0 36 36 36 0 0 0 0 0 0 0 0 0 0	Span - - - - - - - - - - -	Period Jul-22 - Jul-22 - Jul-22 - Dec-23 Jul-22 - Dec-23 	Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - - - - - - - - - - - -	Cost Type	Units 8,685 - 4,634 6,255 - - - - - - - - - - - - - - - -	Base Rate / Units - - 3,000 5,750 - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 38 36 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 - 18 18	Period Jul-22 - Jul-22 Jul-22 - Dec-23 Jul-22 - Dec-23 - - - - - - -	Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 13,900,500 35,967,544 - -	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description 0 Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - - - - - - - - - - - -	Cost Type	Units 8,685 - 4,634 6,255 - - - - - - - - - - - - - - - -	Base Rate / Units - - 3,000 5,750 - - - - - - - - - - -	Escalate (E,R,N)1 - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Period Jul-22 - Jul-22 	Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E: C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Cost Type	Units 8,685 - 4,634 6,255 - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - 3.000 5.750 - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 36 36 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Period Jul-22 - Jul-22 - Jul-22 - Dec-23 - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total Es Cr 1! 3!
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Cost Type	Units 8,685 4,634 6,255	Base Rate / Units 50 - - 3,000 5,750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22 Jul-22 Jul-22 Dec-23 Jul-22 Dec-23 - - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total Es Co
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential	Cost Type	Units 8,685 	Base Rate / Units 50 - - 3,000 5,750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 36 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22 - Jul-22 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E: C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Cost Type	Units 8,685 - 4,634 6,255 - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - 3.000 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 38 36 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22-Jul-22 - Jul-22-Dec-23 Jul-22-Dec-23 - - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E: C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Cost Type	Units 8.685 4.634 6.255	Base Rate / Units 50 - 3.000 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22 - Jul-22 Jul-22 - Dec-23 Jul-22 - Dec-23 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total Es Co
•	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Cost Type	Units 8,685 - 4,634 6,255 - - - - - - - - - - - - - - - - - -	Base Rate / Units 50 - - 3.000 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 36 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22-Jul-22 - Jul-22-Dec-23 Jul-22-Dec-23 - - - - - - - - - - - - - - - - - -	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E: C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - Constru	Cost Type	Units 8,685 4,634 6,255	Base Rate / Units 50 - 3.000 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22 - Jul-22 Jul-22 - Dec-23 Jul-22 - Dec-23 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL Remarks - <td< td=""><td>Total Current Costs (exc GST) 434.250 </td><td>Total Current Costs (inc GST) 477,675 - 15,290,550</td><td>Total E C</td></td<>	Total Current Costs (exc GST) 434.250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - Constru	Cost Type	Units 8,685 4,634 6,255	Base Rate / Units 50 - 3.000 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 36 36 36 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22 - Jul-22 Jul-22 - Dec-23 Jul-22 - Dec-23 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL	Total Current Costs (exc GST) 434,250 	Total Current Costs (inc GST) 477,675 - 15,290,550	Total E: C
	Costs to be entered Exclusive of GST Stage Description - Demolition - Construction Commercial - Construction - Residential - Constru	Cost Type	Units 8,685 4,634 6,255	Base Rate / Units 50 - 3.000 5.750 - - - - - - - - - - - - - - - - - - -	Escalate (E.R.N)1 - - - - - - - - - - - - - - - - - - -	S-Curve	Month Start 36 0 0 36 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span 1 1 - 18 18	Period Jul-22 - Jul-22 Jul-22 - Dec-23 Jul-22 - Dec-23 	Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	TOTAL Remarks - <td< td=""><td>Total Current Costs (exc GST) 434.250 </td><td>Total Current Costs (inc GST) 477,675 - 15,290,550 39,564,298 - - - - - - - - - - - - - - - - - - -</td><td>Total E: C</td></td<>	Total Current Costs (exc GST) 434.250 	Total Current Costs (inc GST) 477,675 - 15,290,550 39,564,298 - - - - - - - - - - - - - - - - - - -	Total E: C

	Costs to be entered Exclusive of GST			Base	Escalate		Month	Month Ca	sh Flow
ode	Stage Description		Units	Rate / Units	(E,R,N)	S-Curve	Start	Span F	Period
5001	- DA		1		-	-	24	1 Jul-2	21 - Jul-21
5002	- CC		1	60,000	-		36	1 Jul-2	
5003	- Section 94 Contribution		1	152,906	-	-	36	1 Jul-2	
004	Long Service Levy		1	203,347	-		36	1 Jul-2	22 - Jul-22
005					-		0	-	-
006					-	-	0	-	-
007	-				-	-	0		-
008	-				-	-	0		-
009	-			-	-	-	0		-
5010	-			-	-	-	0		-
5011				-	-		0	-	-
5012	-			-	-	-	0	-	-
5013	-			-	-		0		
5014	-			-	-		0	-	
5015	<u> </u>			-	-		0		
00	Bonding								
	Costs to be entered Exclusive of GST								
		%of	AND / OR		Escalate		Month	Month Ca	sh Flow
ode	Stage Description	Construction ¹	No. Units	Base Rate / Unit	(E,R,N)	S-Curve	Start ²		Period
001	- Payment of Bonds	0.00%	-	-	-	-	0	1 Jul-1	
002	- Return of Bonds	0.00%		-	-	-	0	1 Jul-1	
003		0.00%		-	-	-	0	-	-
004	· · ·	0.00%	-		-	-	0	-	
005	· · ·	0.00%	-	-	-	-	0	-	-
006	· · ·	0.00%	-	-	-	-	0	-	-
007		0.00%		-	-	-	0	-	
800		0.00%			-	-	0		-
6009		0.00%			-	-	0		
6010		0.00%			-	-	0		-
		¹ Based on net costs				² Pro-rata with Con	tion ('C') or Settlements ('S')		
5000									
	Miscellaneous Costs 2								
	Costs to be entered Exclusive of GST			1					
de		%of Construction ¹	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)	S-Curve	Month Start ²		sh Flow Period
	Costs to be entered Exclusive of GST	Construction ¹	AND / OR No. Units	Base Rate / Unit	Escalate				
5001	Costs to be entered Exclusive of GST	Construction ¹ 0.00%	AND / OR No. Units	Base Rate / Unit	Escalate		Start ²		
001 002	Costs to be entered Exclusive of GST	Construction ¹ 0.00% 0.00%	No. Units	-	Escalate	S-Curve	Start ² 0 0		
001 002 003	Costs to be entered Exclusive of GST	Construction1 0.00% 0.00% 0.00%	<u>No. Units</u> - -	-	Escalate (E,R,N) -	S-Curve - -	Start ^z 0 0 0 0	Span F - - -	Period - -
Code 6001 6002 6003 6004 6005	Costs to be entered Exclusive of GST	Construction ¹ 0.00% 0.00% 0.00% 0.00%	<u>No. Units</u> - - -	-	Escalate (E,R,N) - - - -	S-Curve	Start ² 0 0 0 0 0	Span F 	Period - - -
3001 3002 3003 3004 3005	Costs to be entered Exclusive of GST	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	<u>No. Units</u> - - - -	-	Escalate (E,R,N) - - - - - -	S-Curve	Start ² 0 0 0 0 0 0 0	Span F 	Period
001 002 003 004 005 006	Costs to be entered Exclusive of GST	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	<u>No. Units</u> - - - - - -	-	Escalate (E,R,N) - - - -	S-Curve 	Start2 0 0 0 0 0 0 0 0 0	Span F - - - - - - -	Period - - - - - -
001 002 003 004 005 006 007	Costs to be entered Exclusive of GST	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	No. Units		Escalate (E,R,N) - - - - - -	S-Curve - - - - - - - -	Start² 0 0 0 0 0 0 0 0 0 0	Span F 	Period
001 002 003 004 005 006 007 008	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	<u>No. Units</u>		Escalate (E,R,N) - - - - - -	S-Curve 	Start2 0 0 0 0 0 0 0 0 0 0 0 0 0	Span F 	Period
001 002 003 004 005 006 007 008 009	Costs to be entered Exclusive of GST	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	No. Units		Escalate (E,R,N) - - - - - -	S-Curve - - - - - - - -	Start* 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span F - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Period
001 002 003 004 005 006 007 008 009	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	<u>No. Units</u>		Escalate (E,R,N) - - - - - -	S-Curve - - - - - - - -	Start2 0 0 0 0 0 0 0 0 0 0 0 0 0	Span F 	Period
5001 5002 5003 5004 5005 5006 5007 5008 5009 5010	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	<u>No. Units</u>		Escalate (E,R.N) - - - - - - - - - - - - - -	S-Curve	Start* 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span F - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Period
6001 6002 6003	Costs to be entered Exclusive of GST Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Construction ¹ 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	<u>No. Units</u>		Escalate (E,R.N) - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Period
5001 5002 5003 5004 5005 5006 5007 5008 5009 5010	Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs	<u>No.Units</u>		Escalate (E,R,N) - - - - - - - - - - - -	S-Curve	Start*	Span F - - - - - - - - - - - - - - - - - - - - - - - -	Period
001 002 003 004 005 006 007 008 009 010 010	Costs to be entered Exclusive of GST Stage Description - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs %of	<u>No. Units</u>		Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span F - -	Period - - - - - - - - - - - - -
001 002 003 004 005 006 007 008 009 010 000 000	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00%	<u>No.Units</u>		Escalate (E,R,N) - - - - - - - - - - - -	S-Curve 	Start*	Span F - -	Period
3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3010 3000 3000	Costs to be entered Exclusive of GST Stage Description	Construction* Constr	<u>No. Units</u>		Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve 	Start* 0 <td>Span F - -</td> <td>Period - - - - - - - - - - - - -</td>	Span F - -	Period - - - - - - - - - - - - -
3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3000 300 3000 3	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00%	<u>No.Units</u>		Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve 	Start* 0	Span F - -	Period - - - - - - - - - - - - -
3001 3002 3003 3004 3005 3006 3007 3008 3009 3009 3009 3009 3009 3000 3000	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs %of Construction* 0.00%	<u>No. Units</u>	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - -	Period - - - - - - - - - - - - -
3001 3002 3003 3004 3005 3006 3007 3008 3009 3010 3000 3000 3000 3000	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs * Based on net costs * Construction* 0.00%	<u>No.Units</u>	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - -	Period - - - - - - - - - - - - -
001 002 003 004 005 006 007 008 009 000 000 000 000 000 000	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs %of Construction* 0.00%	<u>No. Units</u>	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - -	Period - - - - - - - - - - - - -
6001 6002 6003 6004 6005 6006 6007 6008 6009 6000 6000 6000 6000 6001 6002 6001 6002 6004 6004 6005	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs * Based on net costs * Construction* 0.00%	<u>No. Units</u>	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - -	Period - - - - - - - - - - - - -
6001 6002 6003 6004 6005 6006 6007 6008 6009 6009 6010	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs * Based on net costs 0.00%	<u>No.Units</u>	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - -	Period - - - - - - - - - - - - -
5001 5002 5003 5004 5004 5005 5006 5007 5008 5009 5000 5009	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00	<u>No. Units</u>	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - -	Period
001 002 003 004 005 006 007 008 009 010 000 000 000 000 000 000	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% * Based on net costs * Construction* 0.00% 0.0	No.Units	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start* 0	Span F - -	Period
01 02 03 04 05 06 07 08 09 10 00 00 00 01 02 03 04 05 04 05 04 05 06 07 08 09 09 00 00 00 00 00 00 00 00	Costs to be entered Exclusive of GST Stage Description	Construction* 0.00% 0.00	No.Units	Base Rate / Unit	Escalate (E,R,N) - - - - - - - - - - - - - - - - - - -	S-Curve	Start*	Span F - -	Period

Stage De - Lata - Cc - VW - Cc -	Residential - Apartments Residential - 28 Bedroom Units Residential - 3 Bedroom Units Detached Dweillings Lots Townhouse Lots Commerical Office Retail Shops Industrial Units Storage & Warehousing Land Lots Rental escalation occurs us to lease start date. Selling and Leasing Costs Sales Commission (To be entered	Jul-19 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Jul-20 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Term ' Y Y Y M M M M M M M M M M M M M M M M	y Compounded E Jul-22 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	Jul-23 0.00% 0.00% 0.00%		Period Years of Jul-25 0.00%	DS DS - - - - - - - - - -	Cash Flow Period Jul-19 - Mar-24 Jul-19 - Mar-24 - - - - - - - - - - - - - - - - - -		Add GST N N Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Remarks	Total Annual Costs (exc GST) 400,000 5,000 - - - - - - - - - - - - - - - - - -	Total Annual Costs (inc GST) 400,000 35,000 - - - - - - - - - - - - - - - - - -	Total Escalat
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IND Ind STW St LOT La R S S R S R S R R S R R S R R S R R S R R S R R S R R S R R S R R S R R S R R S R R S R R S R R S R	Industrial Units Storage & Warehousing Land Lots Rental escalation occurs up to lease start date. Selling and Leasing Costs Sales Commission (To be entered	0.00% 0.00% 0.00% For rent review escalation	0.00% 0.00% 0.00%	0.00% 0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
STW Stu LOT La Re Sa Sa RS1 Re RS2 Re RS3 Re RS3 Re RDD De RTH TO COM CC RET Re IND Int	Storage & Warehousing Land Lots Rental escalation occurs up to lease start date. Selling and Leasing Costs Sales Commission (To be entered	0.00% 0.00% For rent review escalation	0.00% 0.00%	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
LOT La Re Sa Ex RS1 Re RS2 Re RS3 Re RDD De RTH To COM CC RET Re IND Int	Land Lots Rental escalation occurs up to lease start date. Selling and Leasing Costs Sales Commission (To be entered	0.00% For rent review escalation	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
RS1 RE RS2 RE RS3 RE RDD DE RTH TO COM CC COM CC	Rental escalation occurs up to lease start date. Selling and Leasing Costs Sales Commission (To be entered	For rent review escalation		0.000/ 1	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
RS1 Re RS2 Re RS3 Re RDD De RTH TO COM CO COM CC RET Re IND Int	Selling and Leasing Costs Sales Commission (To be entered		a dontitu tease period tel	0.00%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%					
RS1 Re RS2 Re RS3 Re RDD De RTH To COM Co RET Re IND Ind	Sales Commission (To be entered			er to the renalits shee	τ ι .											
RS1 Re RS2 Re RS3 Re RDD De RTH To COM Co RET Re IND Ind		Order	% of Comm.	Demosite	1									Total Current Costs	Total Current Costs	Total Esc
RS1 Re RS2 Re RS3 Re RDD De RTH To COM Co RET Re IND Ino	Exclusive of GST)	Sales Comm ¹	% or Comm. Pre-sales ²	Deposits (% of Price) ³	1 % of Gross Purc	ohaaa Driaa						Add GST	Remarks	(exc GST)	(inc GST)	Cos
RS2 Re RS3 Re RDD De RTH To COM Co RET Re IND Ino	Residential - Apartments	2.00%	50.00%			Sales Commission	naid at exchange	e date for pre-sal	ales			Y		2,251,881	2,477,069	2,
RDD De RTH To COM Co RET Re IND Inc	Residential - 2 Bedroom Units	0.00%	0.00%			price deposited on e						Y		-	-	i .
RTH To COM Co RET Re IND Inc	Residential - 3 Bedroom Units	0.00%	0.00%	0.00%								Y		-	-	<i>i</i>
COM Co RET Re IND Inc	Detached Dwelllings Lots	0.00%	0.00%	0.00%								Y		-	-	I
RET Re	Townhouse Lots	0.00%	0.00%	0.00%								Y		- 556,020	- 611,622	
IND Inc	Retail Shops	2.00%	50.00%	0.00%	-							Y		556,020	011,022	1
	Industrial Units	0.00%	0.00%	0.00%								Y		-		1
	Storage & Warehousing	0.00%	0.00%	0.00%	l .							Ŷ		-	-	i The second sec
LOT La	Land Lots	0.00%	0.00%	0.00%	Ι							Y		-	-	(
		Dec colo Oceano co		Device 4 Oceant	т								TOTAL	2,807,901	3,088,691	3
		Pre-sale Comm an	e reporteu as a	Project Cost	1											
	Interest Rate on Deposits Invested in Trust			2.50%												
	% of Interest retained by Developer upon se			50.00%	1		_									
	Other Selling Costs To be entered Exclusive of GST	% of Gross Sales	AND / OR No. Units	Base Rate / Unit	Escalate (E,R,N)			Month Start	Month Span	Cash Flow Period		Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Tot Escalate
	Marketing	0.00%	114	3,000	(Ľ,IX,IN) -			12	3	Jul-20 - Sep-20		Y	Remarks	342,879	377,167	Localato
	Display Suite	0.00%	1	75,000	-			12	1			Y	1	75,000	82,500	d .
- Co	Conveyencing - Exchanges	0.00%	114	750	-			12	3	Jul-20 - Sep-20		Y		85,720	94,292	1
- Co	Conveyencing - Settlements	0.00%	114	750	-			28		Nov-21 - Nov-21		Y		85,720	94,292	1
		0.00%		-	-			0	-	-		Y		-	-	1
		0.00%	-	-	-			0	-	-		Y Y		-	-	il
+ · ·		0.00%			-		-	0		-		Y			-	1
+ : +		0.00%			-		-	0	-	-		Y		-		1
		0.00%		-	-			0	-			Y	1	-	-	d
· · .		0.00%	-	-	-			0	-	-		Ŷ		-	-	i l
													Manual Input (refer to Cash Flow)	-	-	
						Pro-rata with Sett	lements ('S') or E	Exchanges ('E')					TOTAL	589,319	648,250	

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		Other Leasing Costs	% of	AND / OR	Base Rate /	Escalate		Month	Month	Cash Flow				Total Current	Total Current	Total
Code	Stage	To be entered Exclusive of GST	Gross Rent	No. Units	Unit	(E,R,N)		Start	Span	Period		Add GST	Remarks	Costs (exc GST)	Costs (inc GST)	Escalated Cos
8201	-		0.00%	-	-	-		0		-		Y		-	-	
3202	-		0.00%			-		0	-		_	Y		-		
203	-		0.00%		-	-		0		-	_	Y		-		
204	-		0.00%	-	-	-		0	-	-	-	Y Y		-	-	
3205			0.00%	-		-		0		-	-	Y V		-	-	
3206 3207			0.00%					0			-	v v		1		
3208	- 2		0.00%	-		-		0	-		-	Y		-		
8209	- 2		0.00%	-	-	-		0			-	Ý		-		
3210			0.00%			-		0	-		1	Y		-		
8211	-		0.00%	-	-	-		0	-	-		Y		-	-	
													Manual Input (refer to Cash Flow		-	
		• •					Pro-rata with F	Rental Income ('R'))				TOTA	L -	-	
000		Sales														
		Sales Revenue to be entered Inclusive of	f GST													
					Current	Sales	Pre-Sale Exchanges		Settlements		Sales Rate		Land	Total Current	Total Current	Total Escalate
Code	Stage	Description	No. Units	Total Area	Sale	Calc	Month Month	Month	Month	Cash Flow	Units / SqM	GST	Use	Sales Revenue	Sales Revenue	Sales Revenu
				SqM	Price	Method	Start Span	Start	Span	Period	per Month	Included	Code	(exc GST)	(inc GST)	
001			-	-	-	Per SqM	0 -			-	-	N	-	-	-	
9002		Commercial	-	4,634	8,000		0 -	01		Jan-24 - Jan-24	4,633.50	N	COM	37,068,000	37,068,000	37,068,0
9003		Residential		6,255	18,000		12 3			Jan-24 - Mar-24	2,085.08	Y	RS1	104,922,961	112,594,050	112,594,0
9004	-		-				0 -			-	-	Y	-	-	-	
9005	-		-	-	-		0 -			-	-	Y	-	-	-	
9006	-		-		-		0 -				-	Y	-	-	-	
9007	-		-		-		0 -			-	-	Y	-	-	-	
9008	-		-		-		0 -			-	-	Y	-	-	-	
9009	-		-	-	-		0 -			-	-	Y	-	-	-	
9010	-		-		-		0 -			-	-	Y	-	-	-	
9011	-		-	-	-		0 -			-	-	Y	-	-	-	
9012	-		-				0 -				-	Y	-	-	-	
9013	-		-			Per SqM	0 -				-	Y	-	-	-	
9014	-		-				0 -				-	Y	-	-	-	
9015	-		-				0 -				-	Y	-	-	-	
9016	-		-				0 -				-	Y	-	-	-	
9017	-		-	-	-	Per Unit	0 -			-	-	Y	-	-	-	
9018	-		-			Per Unit	0 -			-	-	Y	-	-	-	
9019	-		-				0 -			-	-	Y	-	-	-	
9020	-		-		-	Per Unit	0 -	0	-	-	-	Y	- Considering of Online (as for the Tennerth	-	-	
													Capitalised Sales (refer to Tenants Manual Input (refer to Cash Flow			
													TOTA		149,662,050	149,662,0
9100		Other Income														
		Other Income to be entered Exclusive of	GST													
Code	Stage	Description	Land Use Code	Units	Base Rate / Units			Month Start	Month Span	Cash Flow Period		Add GST	Remarks	Total Current Income (exc GST)	Total Current Income (inc GST)	Total Escalate Income
101	-			-		İ		0	-	-		Y		-	-	
102						1		0	-	-		Y			-	
103	-			-	-	1		0		-		Y		-	-	
104	-		-			4		0	-	-	-	Y		-	-	
105	-					+		0		-	-	Y		-	-	
9106	-		-	-	-	+		0	-	-	-	Y			-	
9107	-		-	-		+		0		-	-	Y		-	-	
9108				-	-	+		0			-	<u>т</u> У		-	-	
9109 9110	-		-	-		+		0			-	Y		-	-	I
		De la constance		-	-	1		U		-	1		1			1
110													Manual Input (refer to Cash Flow	()		

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10000										
	Financing				General Notes: All Line Fees are paid	d during period of debt, in arrears				
	(Simple Mode)				All Profit Share is Pai	d progressively as project makes a profit.				
	Equity				Equity Notes: Equity is paying outst	anding debt	Opening Balances			Equity
	Developer's Equity Contribution	Fixed Amount Percent	age		Equity is repaid at pro					Totals
	Injected in total upfront.	-	0.00% Fixed Amount						Developer's Injections	-
10001	Interest Charged on Equity		ominal - Capitalised (Compounded)				-		Interest Charged	-
10002	Interest received on Surplus Cash	0.00% per annum re	ceived in arrears.				-		Interest Received	-
		0.000/								
	% of Available Funds to Repay Equity Before Debt	0.00%								
	Senior Loan Descripti	ion Lender Name Debt			niar I can Natao, Capier I can is being	used as an avardraß faailitu	Opening Balances			Senior Loan
		Ion Lender Name Debi		56	nior Loan Notes: Senior Loan is being	used as an overdraft facility.	Opening Balances	1		
	No Limit (use as overdraft facility)									Totals
		0.000/						1	Drawdown	101,069,986
10007	Interest Rate	6.00% per annum N	ominal - Capitalised (Compounded)				-		Interest Charged	16,095,876
10008	Fees	Amount Percent	age Month Paid							
10008								1	Application Fees	
		Line Fee -	0.00%						Line Fees	
			0.0070					1	2007 000	
	Maintain Leverage on Senior Loan	0.00% % of Future F	Positive Net Cash Flows							
<u> </u>										
	Financing Costs	No. of Base Ra	te / Escalate	Month	Month Cash Flow			Total Current	Total Current	Total
Code	Financing Costs Stage (to be entered Exclusive of GST)	No. of Base Ra Units Unit	te / Escalate (E.R.N)	Month Start	Month Cash Flow Span Period	Add GST	Remarks	Total Current Costs (exc GST)	Total Current Costs (inc GST)	Total Escalated Cost
Code 10009						Add GST	Remarks	Costs (exc GST) 9,375	Costs (inc GST) 9,375	Escalated Cost 9,375
	Stage (to be entered Exclusive of GST)	Units Unit	(E,R,N)	Start	Span Period		Remarks	Costs (exc GST)	Costs (inc GST)	Escalated Cost
10009	Stage (to be entered Exclusive of GST) - Finance Charges - Settlement - Finance Legals - Settlement - -	Units Unit	(E,R,N) 9,375 - 10,000 - 	Start 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - -	N Y Y	Remarks	Costs (exc GST) 9,375 10,000	Costs (inc GST) 9,375 11,000	Escalated Cost 9,375 11,000
10009 10010	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 - 1	(E.R.N) 9.375 - 10.000 - - 42.597 -	Start 0 0 0 15	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Oct-20 - Oct-20	N Y Y N	Remarks	Costs (exc GST) 9,375 10,000 - 42,597	Costs (inc GST) 9,375 11,000 - 42,597	Escalated Cost 9,375 11,000 - 42,597
10009 10010 10011 10012 10013	Stage (to be entered Exclusive of GST) - Finance Charges - Settlement - Finance Legals - Settlement - -	Units Unit	(E,R,N) 9.375 - 10.000 - - - 42,597 - 10.000 -	Start 0 0 0 15 15	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Oct-20 - Oct-20 1 Oct-20 - Oct-20	N Y Y N Y	Remarks	Costs (exc GST) 9,375 10,000 - 42,597 10,000	Costs (inc GST) 9,375 11,000	Escalated Cost 9,375 11,000
10009 10010 10011 10012 10013 10014	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 - 1 - 1 - 1 - 1 - 1 - 1	(E.R.N) 9.375 - 10.000 - 2 - 42.597 - 10.000 - - -	Start 0 0 15 15 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Oct-20 - Oct-20 1 Oct-20 - Oct-20 - -	N Y Y N Y Y	Remarks	Costs (exc GST) 9,375 10,000 - 42,597 10,000 -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 -	Escalated Cost 9,375 11,000 - 42,597 11,000 -
10009 10010 10011 10012 10013 10014 10015	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 - 1 - 1 - 1 	(E.R.N) 9.375 - 10.000 - - - 42.597 - 10.000 - - - - - - - - - - - - -	Start 0 0 0 15 15 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 Jul-19 - Jul-19 Jul-19 - - 1 Oct-20 - Oct-20 1 Oct-20 - Oct-20 - - - -	N Y N Y Y Y	Remarks	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - -
10009 10010 10011 10012 10013 10014 10015 10016	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 -	(E.R.N) 9,375 - 10,000 - - - 42,597 - 10,000 - - - - - - - - - - - - - - - - - - -	Start 0 0 15 15 0 0 0 0 0 0	Span Period 1 Jul-19-Jul-19 1 Jul-19-Jul-19 - Jul-19-Jul-19 - Oct-20-Oct-20 1 Oct-20-Oct-20 - - - - - - - -	N Y Y N Y Y Y	Remarks	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 - 1 - 1 	(E.R.N) 9,375 - 10.000 - - - 42,597 - 10.000 - - - - - - - - - - - - - - - - - - -	Start 0 0 0 0 15 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Oct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - - - - - -	N Y Y Y Y Y Y	Remarks	Costs (exc GST) 9,375 10,000 	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - - -
10009 10010 10011 10012 10013 10014 10015 10016	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 -	(E.R.N) 9,375 - 10,000 - - - 42,597 - 10,000 - - - - - - - - - - - - - - - - - - -	Start 0 0 15 15 0 0 0 0 0 0	Span Period 1 Jul-19-Jul-19 1 Jul-19-Jul-19 - Jul-19-Jul-19 - Oct-20-Oct-20 1 Oct-20-Oct-20 - - - - - - - -	N Y Y N Y Y Y		Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 - 1 - 1 	(E.R.N) 9,375 - 10.000 - - - 42,597 - 10.000 - - - - - - - - - - - - - - - - - - -	Start 0 0 0 0 15 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Oct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - - - - - -	N Y Y Y Y Y Y	Manual Input (refer to Cash Flow)	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - - - - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) - Finance Charges - Settlement - Finance Legals - Settlement - Finance Charges - Development - Finance Legals - Development - - - - - - - - - - - - - - - - - - - - - - - - - -	Units Unit - 1 - 1 - 1 	(E.R.N) 9,375 - 10.000 - - - 42,597 - 10.000 - - - - - - - - - - - - - - - - - - -	Start 0 0 0 0 15 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Oct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - - - - - -	N Y Y Y Y Y Y		Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) Finance Charges - Settlement Finance Legals - Settlement Finance Charges - Development	Units Unit - 1 - 1 - 1 	(E.R.N) 9,375 - 10.000 - - - 42,597 - 10.000 - - - - - - - - - - - - - - - - - - -	Start 0 0 0 0 15 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Oct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - - - - - -	N Y Y Y Y Y Y	Manual Input (refer to Cash Flow)	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - - - - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) - Finance Charges - Settlement - Finance Legals - Settlement - Finance Charges - Development - Finance Legals - Development - Finance Legals - Development - Finance Legals - Development - -	Units Unit 1 1 - - 1 - - 1 - - - - - - - - - - - - - -	(E.R.N) 9.375 - 10.000 - - - 42.597 - 10.000 - - - 0.000 - - - - - - - - - - - - - - - - -	Start 0 0 16 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Jul-19 - Jul-19 - 0ct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - -	N Y Y Y Y Y Y	Manual Input (refer to Cash Flow)	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - - - - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) - Finance Charges - Settlement - Finance Legals - Settlement - Finance Charges - Development - Finance Legals - Development - - - - - - - - - - - - - - - - - - - - - - - - - -	Units Unit 1 1 - - 1 - - 1 - - - - - - - - - - - - - -	(E.R.N) 9,375 - 10.000 - - - 42,597 - 10.000 - - - - - - - - - - - - - - - - - - -	Start 0 0 16 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Jul-19 - Jul-19 - 0ct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - -	N Y Y Y Y Y Y	Manual Input (refer to Cash Flow)	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - - - - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) - Finance Charges - Settlement - Finance Legals - Settlement - Finance Charges - Development - Finance Legals - Development - Finance Legals - Development - Finance Legals - Development - -	Units Unit 1 1 1 1 1 1 1 1 1 20.00% per annum N	(E.R.N) 9.375 - 10.000 - - - 42.597 - 10.000 - - - 0.000 - - - - - - - - - - - - - - - - -	Start 0 0 16 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Jul-19 - Jul-19 - 0ct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - -	N Y Y Y Y Y Y	Manual Input (refer to Cash Flow)	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - - - - - - -
10009 10010 10011 10012 10013 10014 10015 10016 10017	Stage (to be entered Exclusive of GST) - Finance Charges - Settlement - Finance Legals - Settlement - Finance Charges - Development - Finance Legals - Development - Finance Legals - Development - Finance Legals - Development - -	Units Unit 1 1 - - 1 - - 1 - - - - - - - - - - - - - -	(E.R.N) 9.375 - 10.000 - - - 42.597 - 10.000 - - - 0.000 - - - - - - - - - - - - - - - - -	Start 0 0 16 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Span Period 1 Jul-19 - Jul-19 1 Jul-19 - Jul-19 - - 1 Jul-19 - Jul-19 - 0ct-20 - Oct-20 1 Oct-20 - Oct-20 - - - - - - - - - - - - - -	N Y Y Y Y Y Y	Manual Input (refer to Cash Flow)	Costs (exc GST) 9,375 10,000 - 42,597 10,000 - - - - - - - - -	Costs (inc GST) 9,375 11,000 - 42,597 11,000 - - - - - - - - -	Escalated Cost 9,375 11,000 - 42,597 11,000 - - - - - - - - - -
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