



TOWER 1

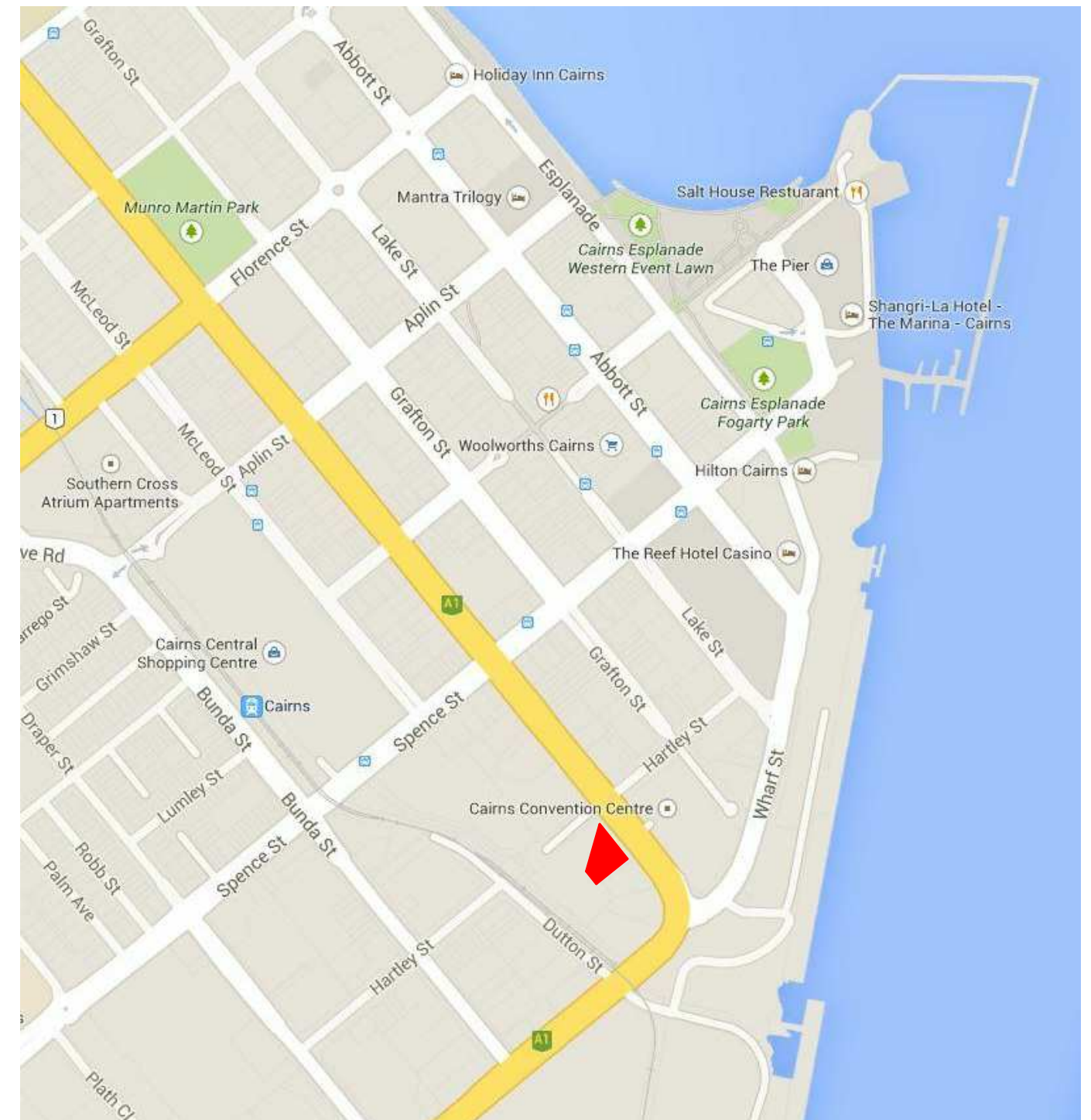








SHEET NO.	SHEET NAME
Lot 2	
A-2-000	Context
A-2-001	Legend & Drawing Schedule
A-2-002	Aerial View
A-2-003	3D Views - From South
A-2-004	3D Views - From North
A-2-005	Entry
A-2-006	Lift View 1
A-2-007	Lift View 2
A-2-008	3 D View - Bar
A-2-009	Indicative Unit Imagery
A-2-010	Alternate Facade Treatment
A-2-100	Ground Floor
A-2-101	Levels 1-3
A-2-104	Podium Gardens
A-2-108	Plan - Typical Tower
A-2-121	Penthouse
A-2-301	Elevation
A-2-501	Section
A-2-601	Apartment Types
A-2-901	Development Schedules
Appendix A	Feasibility Study



































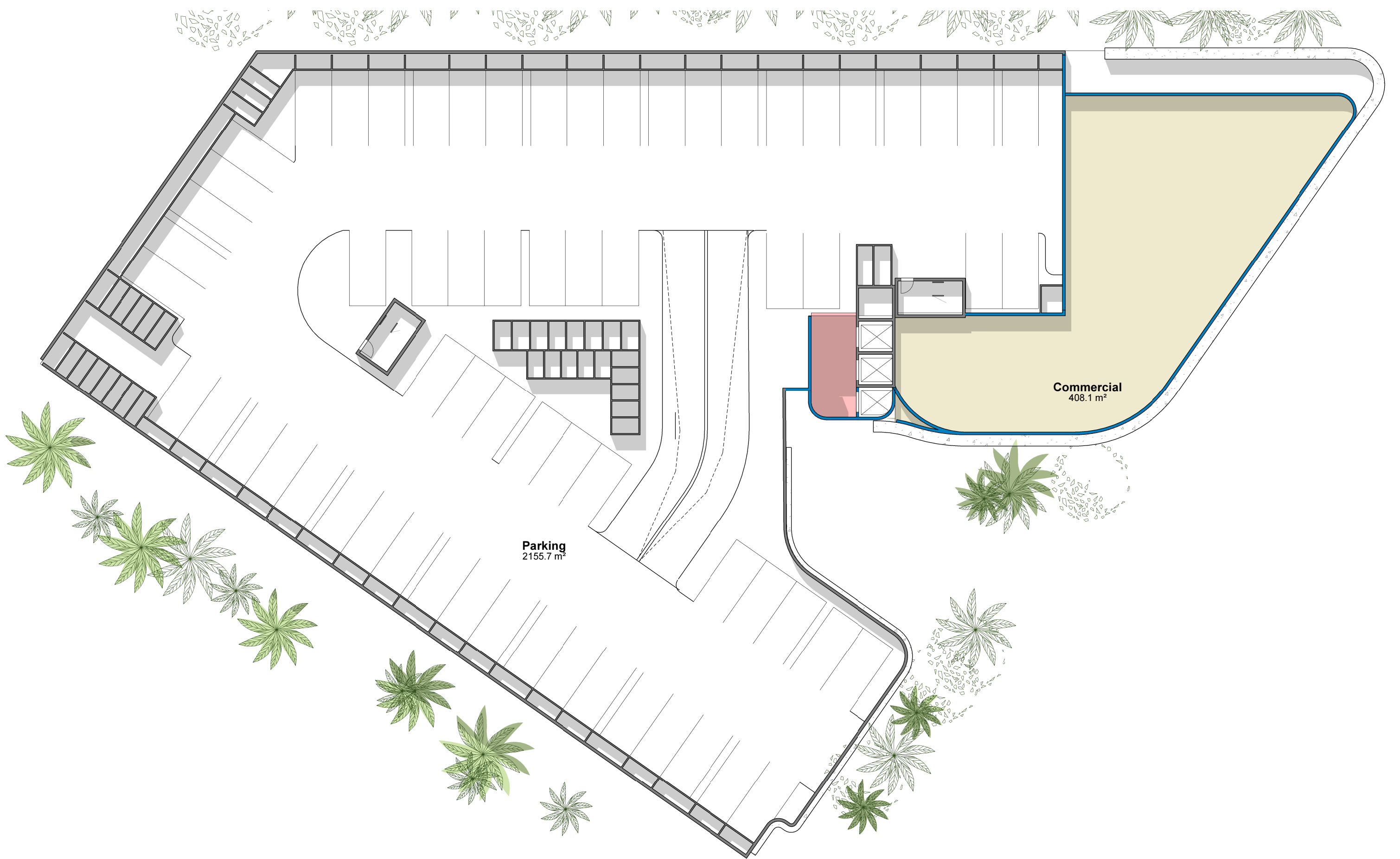








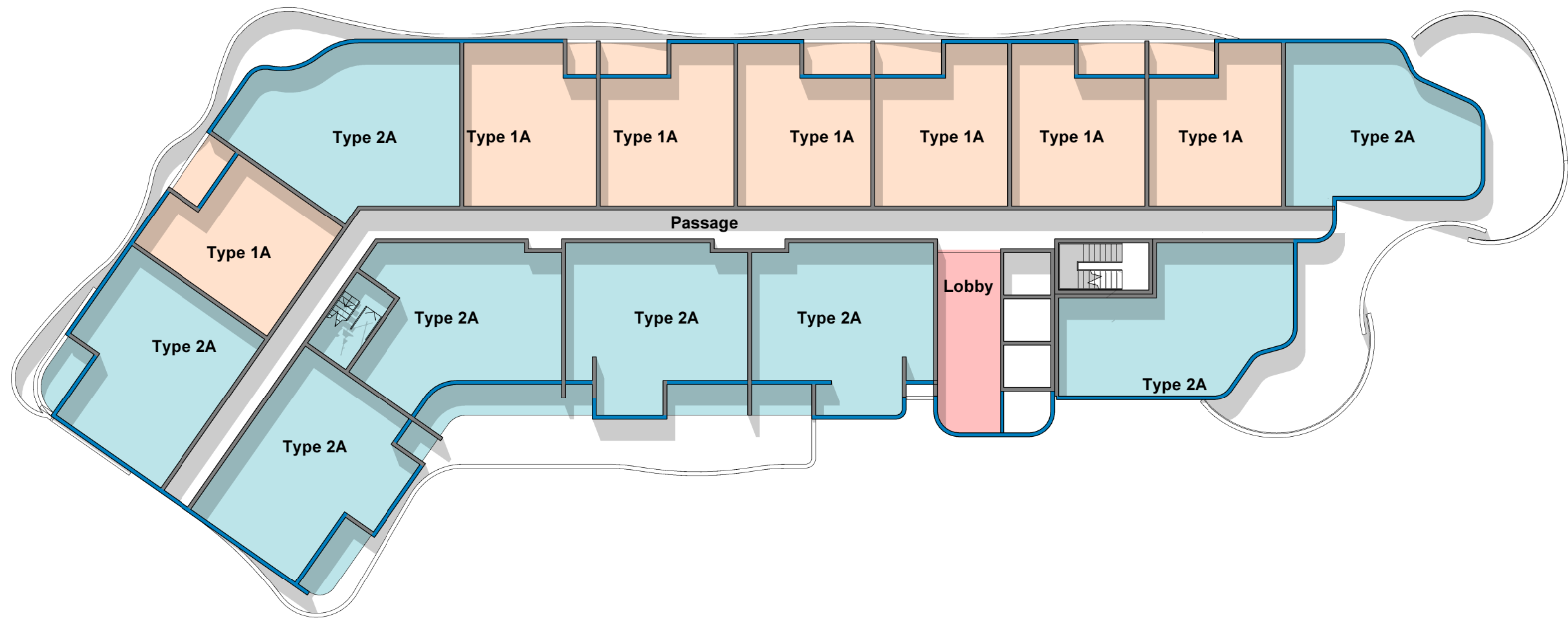




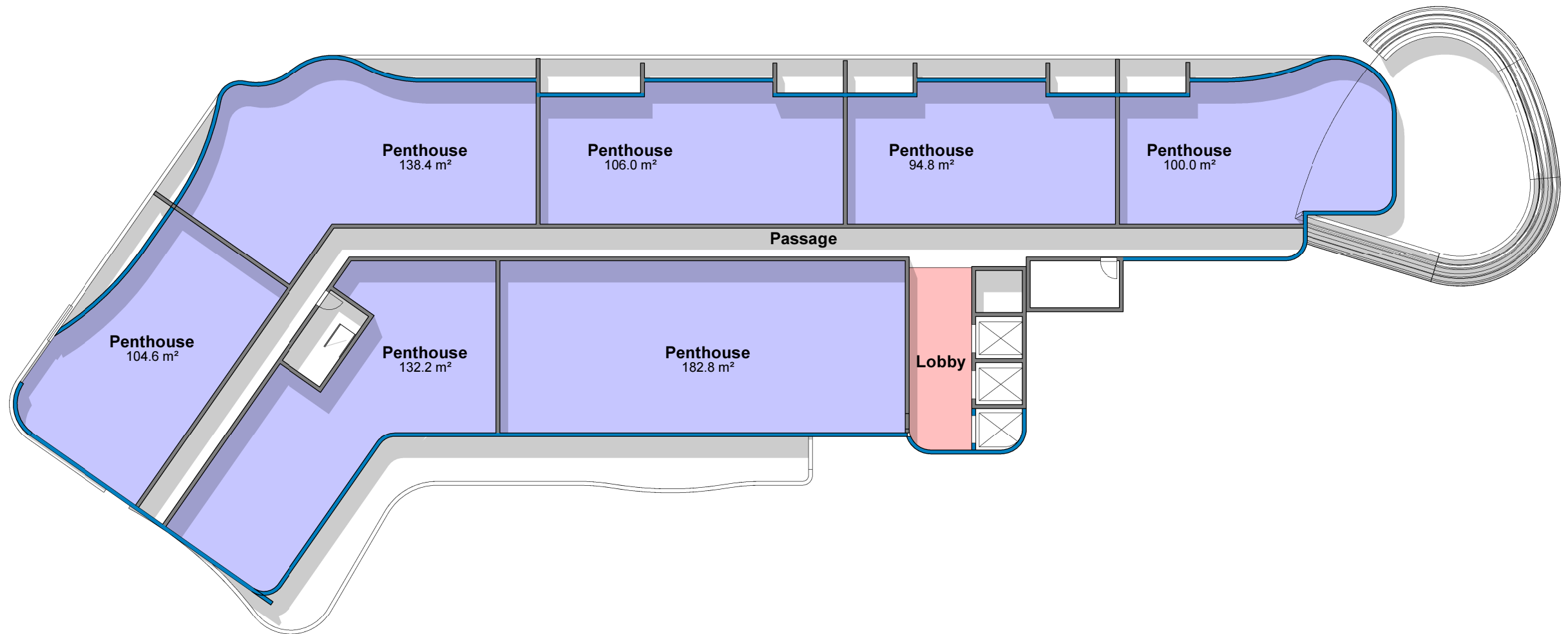
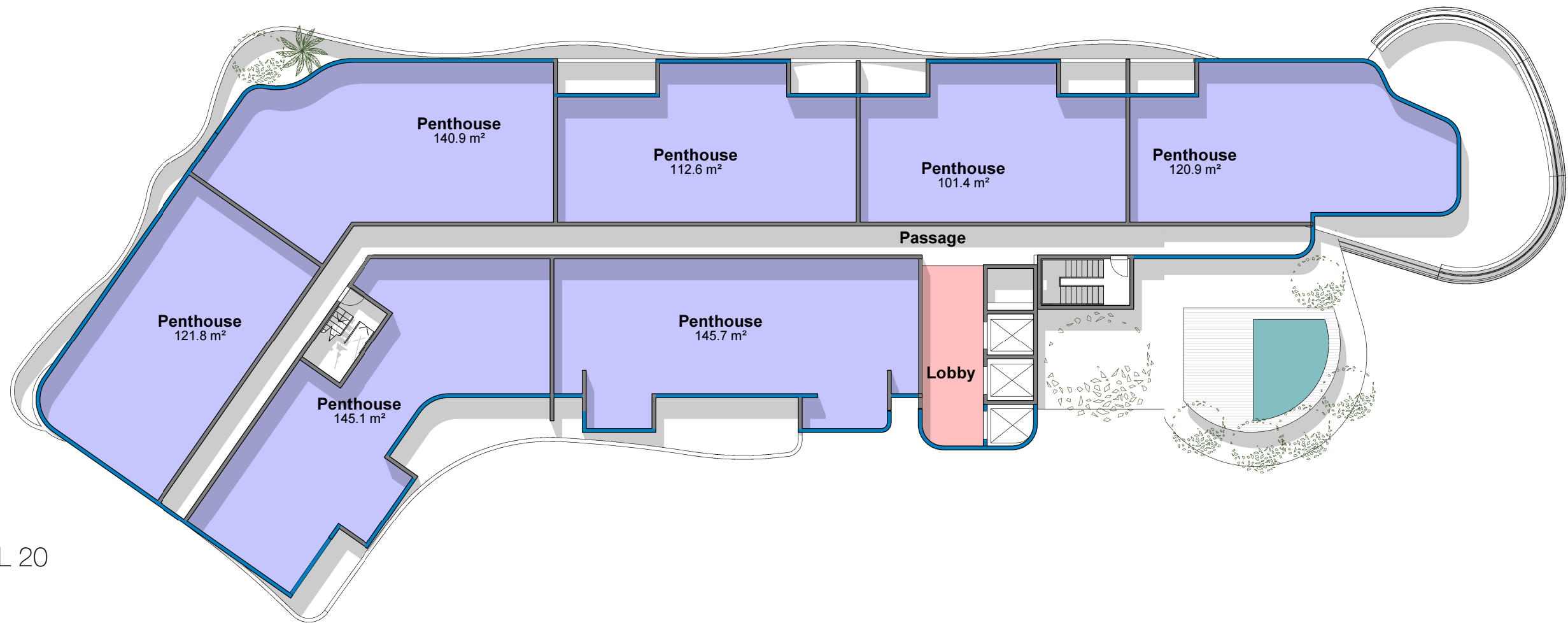








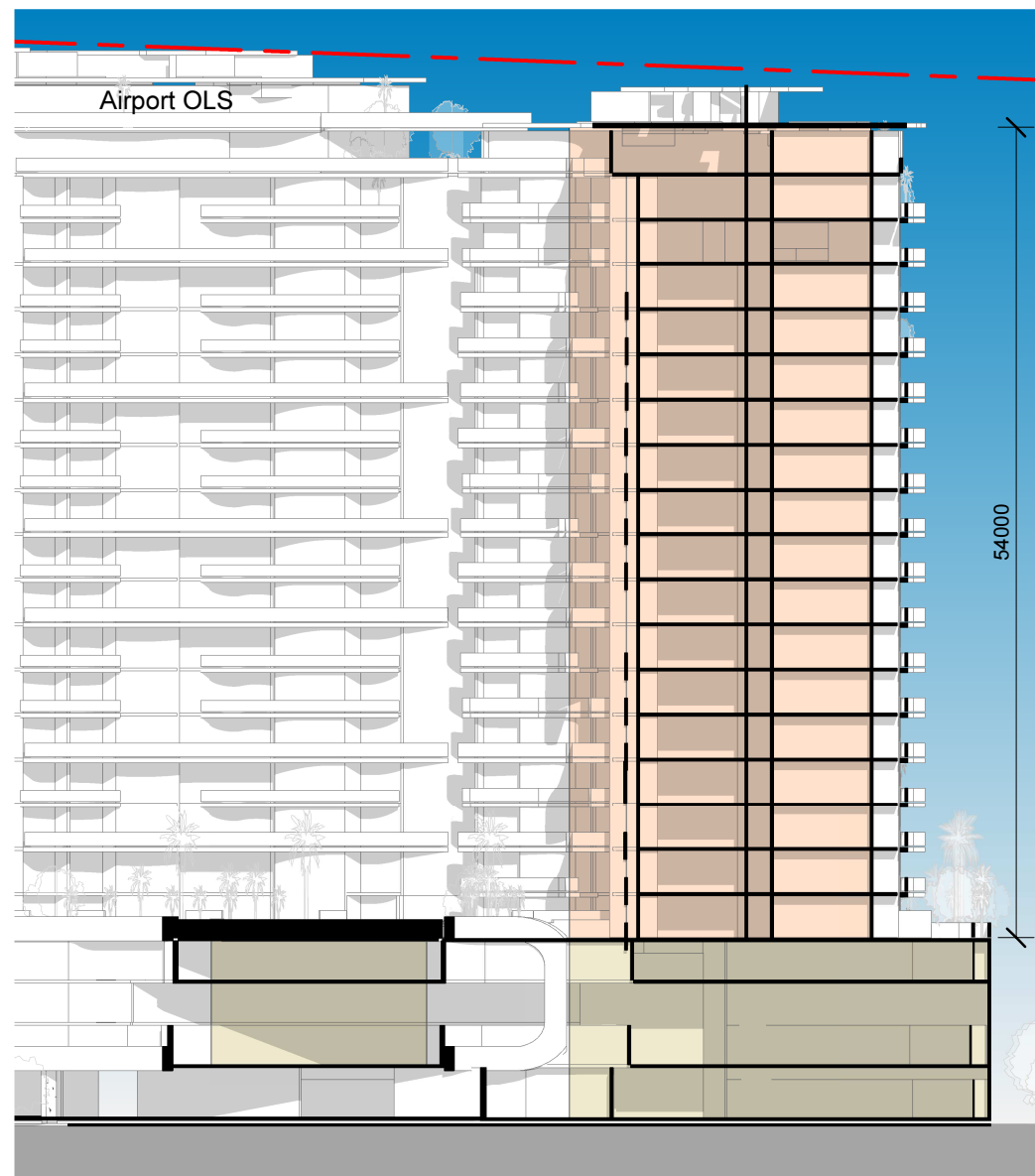




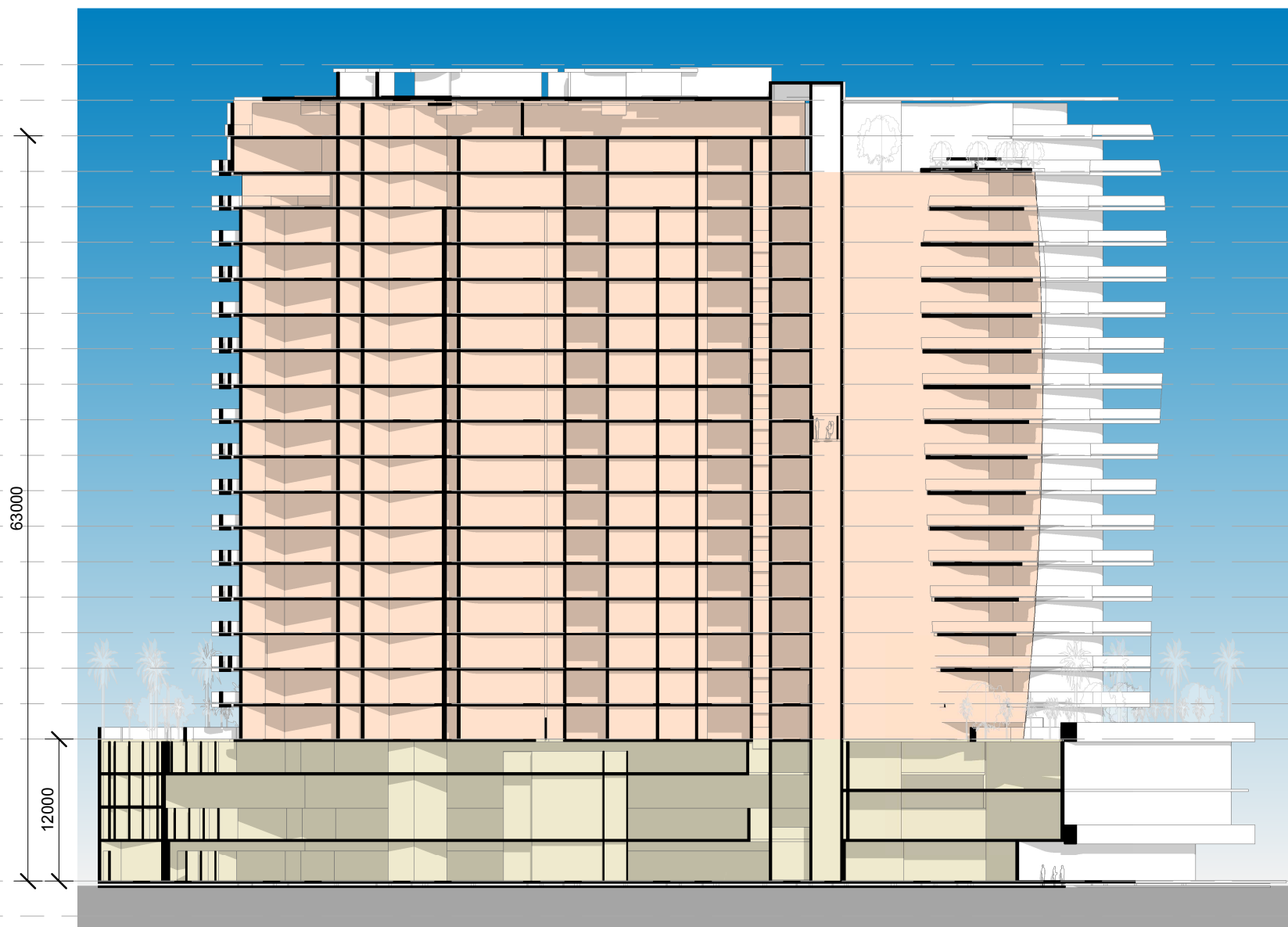






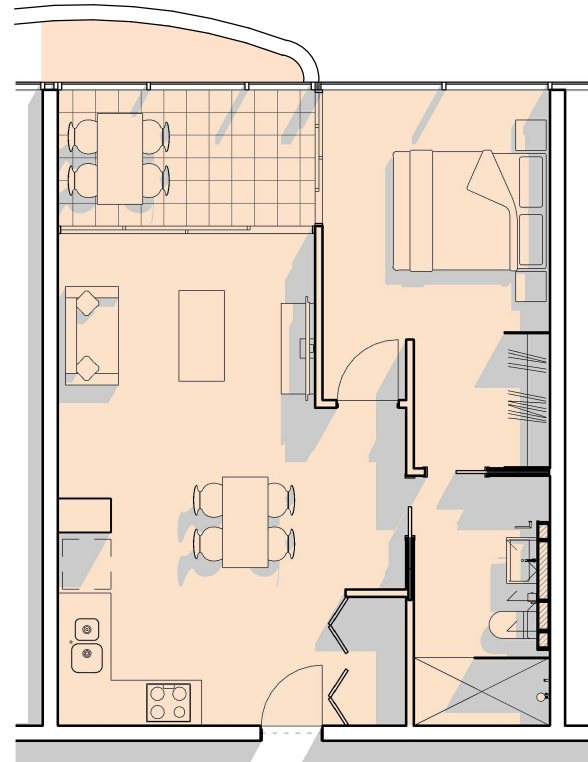


▽	Roof	71.950
▽	Level 22	68.950
▽	Level 21	65.950
▽	Level 20	62.950
▽	Level 19	59.950
▽	Level 18	56.950
▽	Level 17	53.950
▽	Level 16	50.950
▽	Level 15	47.950
▽	Level 14	44.950
▽	Level 13	41.950
▽	Level 12	38.950
▽	Level 11	35.950
▽	Level 10	32.950
▽	Level 9	29.950
▽	Level 8	26.950
▽	Level 7	23.950
▽	Level 6	20.950
▽	Level 5	17.950

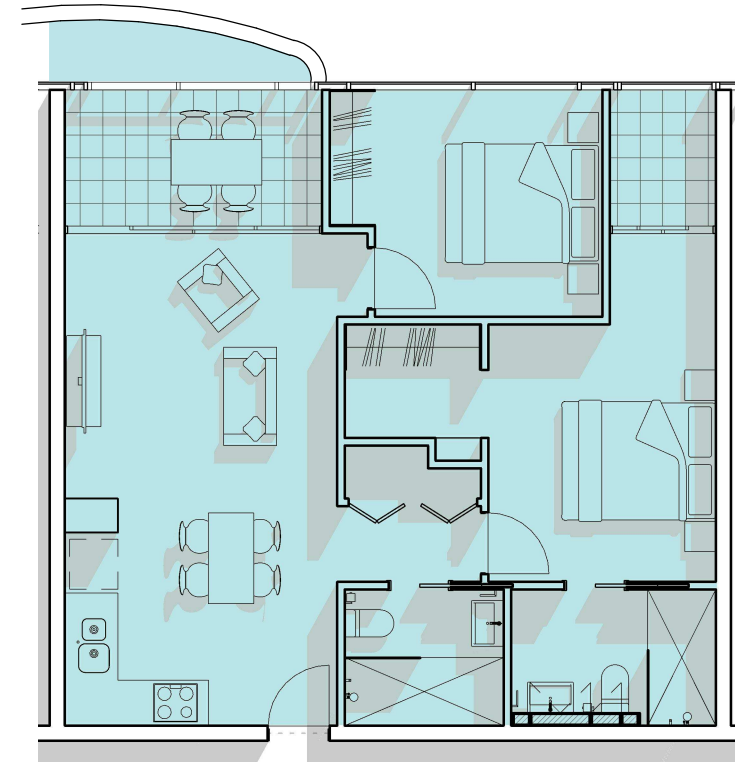




TYPE 1A



TYPE 2A



PENTHOUSE





# Town Planning Schedule

Project **No 1. Sheridan - Lot 2**

Issue 2 - Preliminary

Date 22/08/2014

Unit Types						TOTAL NUMBER
Name	Beds	Baths	Area	Balcony	Total Area	Lot 2
1A	1	1	52.4	4.6	57	112
1B	1	1	40	6	46	
2A	2	2	70.2	4.6	74.8	127
2B	2	2				
PA	3	2	101.8	12.1	113.9	14
PB	3	2	101.8	12.1	113.9	
<b>TOTAL</b>						<b>253</b>

Commercial Space	
Ground Floor Retail	380
Level 1 Commercial	380
Level 2 Commercial	380
<b>Total</b>	<b>1140</b>

Required Parking		
1-bed	0.7 car per unit	78.4
2-Bed unit	1 car per unit	127
3-Bed unit	2 car per unit	28
<b>Total for accommodation</b>		<b>233.4</b>
Retail/Commercial - 1 per 50m2		23
Discount for cross-utilisation (30%)		-7
<b>Total Parking on site</b>		<b>249</b>

Actual Parking Shown 242

Lot 2 Parking Schedule		
Level	Type	Count
Ground Floor	2.6x5.4	53
Ground Floor		53
Level 1CP	2.6x5.4	65
Level 1CP		65
Level 3CP	2.6x5.4	65
Level 3CP		65
Grand total		183



# TOWER 1 SHERIDAN STREET V5

November 2014

PROJECT INPUTS	
SITE AREA	3240
GROSS FLOOR AREA	35310
COMMERCIAL CAP RATE	8.00%
1 Bedroom Units	112
2 Bedroom Units	128
3 Bedroom Units	14
TOTAL UNITS	254
Commercial	1140
INTEREST RATES	6.00%
LOAN AMOUNT	93,189,058
DEVELOPMENT MARGIN ON COST	37.30%


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**beaconconsulting**

  
**CAIRNS**

COMPONENT	NOTES	COST PER UNIT	TOTAL EX GST	GST	TOTAL
<b>LAND</b>					
Land Cost	per advice	2,200	7,128,000	712,800	7,840,800
Stamp Duty			260,000	0	260,000
Land Tax per annum	3 years	10,000	30,000	0	30,000
Rates and Taxes per annum	3 years	2,800	8,400	0	8,400
Site Maintenance	1 year	1,000	1,000	100	1,100
<b>TOTAL LAND COSTS</b>			<b>7,427,400</b>	<b>712,900</b>	<b>8,140,300</b>
<b>CONSULTANTS</b>					
Corporate set up			2,000	200	2,200
Project Management			1,516,933	151,693	1,668,626
Town Planner	Advice from RPS		6,800	680	7,480
Land Surveyor	incl. in QS		0	0	0
Architect			2,351,246	235,125	2,586,370
Landscape Architect			20,000	2,000	22,000
Traffic Engineer			3,500	350	3,850
Geotechnical			12,000	1,200	13,200
Structural Engineer			568,850	56,885	625,735
Hydraulic Engineer			758,466	75,847	834,313
Civil Engineer			10,000	1,000	11,000
Mechanical Engineer			758,466	75,847	834,313
Electrical Engineer			1,137,699	113,770	1,251,469
Lift Engineer			20,000	2,000	22,000
Quantity Surveyor			90,000	9,000	99,000
Surveyor for BUP and titles		250	63,500	6,350	69,850
Contingency			50,000	5,000	55,000
<b>TOTAL CONSULTANTS</b>			<b>7,369,460</b>	<b>736,946</b>	<b>8,106,406</b>
<b>LEGAL COSTS</b>					
Off the Plan Contracts		250	63,500	6,350	69,850
Body Corp By-Laws/Entitlements			15,000	1,500	16,500
Operators Agreement	N/A		0	0	0
Body Corp Advice			5,000	500	5,500
Finance Review			8,000	800	8,800
Conveyancing		300	76,200	7,620	83,820
Contingency			5,000	500	5,500
<b>TOTAL LEGAL</b>			<b>172,700</b>	<b>17,270</b>	<b>189,970</b>
<b>BUILDING COSTS</b>					
Building Costs	per QS advice (incl 10% const. contingency)		75,846,632	7,584,663	83,431,295



Building Piling	Included		0	0	0
Insurance on Completion	Estimate	450	114,300	11,430	125,730
<b>TOTAL BUILDING COSTS</b>			<b>75,960,932</b>	<b>7,596,093</b>	<b>83,557,025</b>
<b>AUTHORITY FEES</b>					
Building Approval Fees	per advice		36,000	3,600	39,600
Water Connection Fee	incl in QS	0	0	0	0
Q Leave	0		0	0	0
QFRS	estimate		509,283	50,928	560,211
CRC Fees			385	39	424
Performance Bond			0	0	0
Community Contribution (EDU)	110	2590.85	284,994	0	284,994
Water Contributions (EDU)	70	3892.06	272,444	0	272,444
Sewer Contributions (EDU)	84	3267.73	274,489	0	274,489
Public Art (Units and Commercial)		20000	20,000	0	20,000
Traffic Contributions (EDU)	111	8912.06	989,239	0	989,239
<b>TOTAL AUTHORITY FEES</b>			<b>2,386,833</b>	<b>54,567</b>	<b>2,441,400</b>
<b>MARKETING</b>					
Project Marketing	1.5% of Revenue		2,603,300	260,330	2,863,629
Graphic Art/Printing	Included		0	0	0
Commission 1	5% Revenue		8,677,665	867,767	9,545,432
Sales Valuations			12,000	1,200	13,200
Travel	Included		0	0	0
<b>TOTAL MARKETING COSTS</b>			<b>11,292,965</b>	<b>1,129,296</b>	<b>12,422,261</b>
<b>FINANCING COSTS</b>					
Project Valuation			15,000	1500	16,500
Finance Application Fee			83,000	8300	91,300
Finance Stamp Duty	0.40%		372,756	0	372,756
Interest Cost			9,370,354	0	9,370,354
Draw Down Valuation Fees (QS)	1800		66,600	6660	73,260
<b>TOTAL FINANCING COSTS</b>			<b>9,907,710</b>	<b>16,460</b>	<b>9,924,170</b>
<b>OTHER COSTS</b>					
Title Registration Fees		200	50,800	5,080	55,880
FFE Public Areas for Body Corp			30,000	3,000	33,000
FFE Office			10,000	1,000	11,000
Telephone System	By Manager		0	0	0
Pre opening	By Manager		0	0	0
<b>TOTAL OTHER COSTS</b>			<b>90,800</b>	<b>9,080</b>	<b>99,880</b>
<b>TOTAL DEVELOPMENT COSTS</b>			<b>114,608,800</b>	<b>10,272,612</b>	<b>124,881,413</b>

SALES		NETT SALES			
Total Unit Sales	INCL GST		147,386,636	14,738,664	162,125,300
Management Right Sale	PER UNIT	18000	4,156,364	415,636	4,572,000
Managers Unit			636,364	63,636	700,000
Commercial Rental			0	0	456,000
Commercial Value			5,181,818	518,182	5,700,000
<b>TOTAL DEVELOPMENT VALUE</b>			<b>157,361,182</b>	<b>15,736,118</b>	<b>173,553,300</b>
<b>TOTAL GST NET SALES</b>			<b>167,633,794</b>		
<b>NETT PROFIT</b>			<b>42,752,382</b>		
<b>RETURN ON DEVELOPMENT COST</b>			<b>37.30%</b>		



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**TOWER 1      Sales Schedule November 2014**

LEVEL	Space Number		Internal Area	Rental Rate /	Gross Rental
				sqm	
	L-1	Lobby	0	0	0
	C-1	Commercial	380	400	152,000
	C-2	Commercial	380	400	152,000
	C-2	Commercial	380	400	152,000
TOTAL GROSS RENTAL			1140		456,000

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 4	4.1	2 Bed Type 2A	70	51	121	5,000	605000
Level 4	4.2	2 Bed Type 2A	69	11	80	5,900	472000
Level 4	4.3	2 Bed Type 2A	69	20	89	5,600	498400
Level 4	4.4	2 Bed Type 2A	79	16	95	5,600	532000
Level 4	4.5	2 Bed Type 2A	65	15	80	5,900	472000
Level 4	4.6	2 Bed Type 2A	69	14	83	5,600	464800
Level 4	4.7	1 Bed Type 1A	51	12	63	5,900	371700
Level 4	4.8	2 Bed Type 2A	69	20	89	5,600	498400
Level 4	4.9	1 Bed Type 1A	52	12	64	5,900	377600
Level 4	4.10	1 Bed Type 1A	52	12	64	5,900	377600
Level 4	4.11	1 Bed Type 1A	52	12	64	5,900	377600
Level 4	4.12	1 Bed Type 1A	52	12	64	5,900	377600
Level 4	4.13	1 Bed Type 1A	52	12	64	5,900	377600
Level 4	4.14	1 Bed Type 1A	52	12	64	5,900	377600
Level 4	4.15	2 Bed Type 2A	69	79	148	4,700	695600
Level 5	5.1	2 Bed Type 2A	70	51	121	5,200	629200
Level 5	5.2	2 Bed Type 2A	69	11	80	6,100	488000
Level 5	5.3	2 Bed Type 2A	69	20	89	5,800	516200
Level 5	5.4	2 Bed Type 2A	79	16	95	5,800	551000
Level 5	5.5	2 Bed Type 2A	65	15	80	6,100	488000
Level 5	5.6	2 Bed Type 2A	69	14	83	5,800	481400
Level 5	5.7	1 Bed Type 1A	51	12	63	6,100	384300
Level 5	5.8	2 Bed Type 2A	69	20	89	5,800	516200
Level 5	5.9	1 Bed Type 1A	52	12	64	6,100	390400
Level 5	5.10	1 Bed Type 1A	52	12	64	6,100	390400
Level 5	5.11	1 Bed Type 1A	52	12	64	6,100	390400
Level 5	5.12	1 Bed Type 1A	52	12	64	6,100	390400
Level 5	5.13	1 Bed Type 1A	52	12	64	6,100	390400
Level 5	5.14	1 Bed Type 1A	52	12	64	6,100	390400
Level 5	5.15	2 Bed Type 2A	69	79	148	4,900	725200
Level 6	6.1	2 Bed Type 2A	70	51	121	5,400	653400
Level 6	6.2	2 Bed Type 2A	69	11	80	6,300	504000
Level 6	6.3	2 Bed Type 2A	69	20	89	6,000	534000
Level 6	6.4	2 Bed Type 2A	79	16	95	6,000	570000
Level 6	6.5	2 Bed Type 2A	65	15	80	6,300	504000
Level 6	6.6	2 Bed Type 2A	69	14	83	6,000	498000
Level 6	6.7	1 Bed Type 1A	51	12	63	6,300	396900
Level 6	6.8	2 Bed Type 2A	69	20	89	6,000	534000
Level 6	6.9	1 Bed Type 1A	52	12	64	6,300	403200
Level 6	6.10	1 Bed Type 1A	52	12	64	6,300	403200
Level 6	6.11	1 Bed Type 1A	52	12	64	6,300	403200
Level 6	6.12	1 Bed Type 1A	52	12	64	6,300	403200
Level 6	6.13	1 Bed Type 1A	52	12	64	6,300	403200
Level 6	6.14	1 Bed Type 1A	52	12	64	6,300	403200
Level 6	6.15	2 Bed Type 2A	69	79	148	5,100	754800



Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 7	7.1	2 Bed Type 2A	70	51	121	5,600	677600
Level 7	7.2	2 Bed Type 2A	69	11	80	6,500	520000
Level 7	7.3	2 Bed Type 2A	69	20	89	6,200	551800
Level 7	7.4	2 Bed Type 2A	79	16	95	6,200	589000
Level 7	7.5	2 Bed Type 2A	65	15	80	6,500	520000
Level 7	7.6	2 Bed Type 2A	69	14	83	6,200	514600
Level 7	7.7	1 Bed Type 1A	51	12	63	6,500	409500
Level 7	7.8	2 Bed Type 2A	69	20	89	6,200	551800
Level 7	7.9	1 Bed Type 1A	52	12	64	6,500	416000
Level 7	7.10	1 Bed Type 1A	52	12	64	6,500	416000
Level 7	7.11	1 Bed Type 1A	52	12	64	6,500	416000
Level 7	7.12	1 Bed Type 1A	52	12	64	6,500	416000
Level 7	7.13	1 Bed Type 1A	52	12	64	6,500	416000
Level 7	7.14	1 Bed Type 1A	52	12	64	6,500	416000
Level 7	7.15	2 Bed Type 2A	69	79	148	5,300	784400
Level 8	8.1	2 Bed Type 2A	70	51	121	5,800	701800
Level 8	8.2	2 Bed Type 2A	69	11	80	6,700	536000
Level 8	8.3	2 Bed Type 2A	69	20	89	6,600	587400
Level 8	8.4	2 Bed Type 2A	79	16	95	6,600	627000
Level 8	8.5	2 Bed Type 2A	65	15	80	6,700	536000
Level 8	8.6	2 Bed Type 2A	69	14	83	6,600	547800
Level 8	8.7	1 Bed Type 1A	51	12	63	6,700	422100
Level 8	8.8	2 Bed Type 2A	69	20	89	6,600	587400
Level 8	8.9	1 Bed Type 1A	52	12	64	6,700	428800
Level 8	8.10	1 Bed Type 1A	52	12	64	6,700	428800
Level 8	8.11	1 Bed Type 1A	52	12	64	6,700	428800
Level 8	8.12	1 Bed Type 1A	52	12	64	6,700	428800
Level 8	8.13	1 Bed Type 1A	52	12	64	6,700	428800
Level 8	8.14	1 Bed Type 1A	52	12	64	6,700	428800
Level 8	8.15	2 Bed Type 2A	69	79	148	5,500	814000
Level 9	9.1	2 Bed Type 2A	70	51	121	6,000	726000
Level 9	9.2	2 Bed Type 2A	69	11	80	6,900	552000
Level 9	9.3	2 Bed Type 2A	69	20	89	6,600	587400
Level 9	9.4	2 Bed Type 2A	79	16	95	6,600	627000
Level 9	9.5	2 Bed Type 2A	65	15	80	6,900	552000
Level 9	9.6	2 Bed Type 2A	69	14	83	6,600	547800
Level 9	9.7	1 Bed Type 1A	51	12	63	6,900	434700
Level 9	9.8	2 Bed Type 2A	69	20	89	6,600	587400
Level 9	9.9	1 Bed Type 1A	52	12	64	6,900	441600
Level 9	9.10	1 Bed Type 1A	52	12	64	6,900	441600
Level 9	9.11	1 Bed Type 1A	52	12	64	6,900	441600
Level 9	9.12	1 Bed Type 1A	52	12	64	6,900	441600
Level 9	9.13	1 Bed Type 1A	52	12	64	6,900	441600
Level 9	9.14	1 Bed Type 1A	52	12	64	6,900	441600
Level 9	9.15	2 Bed Type 2A	69	79	148	5,700	843600



Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 10	10.1	2 Bed Type 2A	70	51	121	6,500	786500
Level 10	10.2	2 Bed Type 2A	69	11	80	7,400	592000
Level 10	10.3	2 Bed Type 2A	69	20	89	7,100	631900
Level 10	10.4	2 Bed Type 2A	79	16	95	7,100	674500
Level 10	10.5	2 Bed Type 2A	65	15	80	7,400	592000
Level 10	10.6	2 Bed Type 2A	69	14	83	7,100	589300
Level 10	10.7	1 Bed Type 1A	51	12	63	7,400	466200
Level 10	10.8	2 Bed Type 2A	69	20	89	7,100	631900
Level 10	10.9	1 Bed Type 1A	52	12	64	7,400	473600
Level 10	10.10	1 Bed Type 1A	52	12	64	7,400	473600
Level 10	10.11	1 Bed Type 1A	52	12	64	7,400	473600
Level 10	10.12	1 Bed Type 1A	52	12	64	7,400	473600
Level 10	10.13	1 Bed Type 1A	52	12	64	7,400	473600
Level 10	10.14	1 Bed Type 1A	52	12	64	7,400	473600
Level 10	10.15	2 Bed Type 2A	69	79	148	6,200	917600
Level 11	11.1	2 Bed Type 2A	70	51	121	6,700	810700
Level 11	11.2	2 Bed Type 2A	69	11	80	7,600	608000
Level 11	11.3	2 Bed Type 2A	69	20	89	7,300	649700
Level 11	11.4	2 Bed Type 2A	79	16	95	7,300	693500
Level 11	11.5	2 Bed Type 2A	65	15	80	7,600	608000
Level 11	11.6	2 Bed Type 2A	69	14	83	7,300	605900
Level 11	11.7	1 Bed Type 1A	51	12	63	7,600	478800
Level 11	11.8	2 Bed Type 2A	69	20	89	7,300	649700
Level 11	11.9	1 Bed Type 1A	52	12	64	7,600	486400
Level 11	11.10	1 Bed Type 1A	52	12	64	7,600	486400
Level 11	11.11	1 Bed Type 1A	52	12	64	7,600	486400
Level 11	11.12	1 Bed Type 1A	52	12	64	7,600	486400
Level 11	11.13	1 Bed Type 1A	52	12	64	7,600	486400
Level 11	11.14	1 Bed Type 1A	52	12	64	7,600	486400
Level 11	11.15	2 Bed Type 2A	69	79	148	6,400	947200
Level 12	12.1	2 Bed Type 2A	70	51	121	6,900	834900
Level 12	12.2	2 Bed Type 2A	69	11	80	7,800	624000
Level 12	12.3	2 Bed Type 2A	69	20	89	7,500	667500
Level 12	12.4	2 Bed Type 2A	79	16	95	7,500	712500
Level 12	12.5	2 Bed Type 2A	65	15	80	7,800	624000
Level 12	12.6	2 Bed Type 2A	69	14	83	7,500	622500
Level 12	12.7	1 Bed Type 1A	51	12	63	7,800	491400
Level 12	12.8	2 Bed Type 2A	69	20	89	7,500	667500
Level 12	12.9	1 Bed Type 1A	52	12	64	7,800	499200
Level 12	12.10	1 Bed Type 1A	52	12	64	7,800	499200
Level 12	12.11	1 Bed Type 1A	52	12	64	7,800	499200
Level 12	12.12	1 Bed Type 1A	52	12	64	7,800	499200
Level 12	12.13	1 Bed Type 1A	52	12	64	7,800	499200
Level 12	12.14	1 Bed Type 1A	52	12	64	7,800	499200
Level 12	12.15	2 Bed Type 2A	69	79	148	6,600	976800



Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 13	13.1	2 Bed Type 2A	70	51	121	7,100	859100
Level 13	13.2	2 Bed Type 2A	69	11	80	8,000	640000
Level 13	13.3	2 Bed Type 2A	69	20	89	7,700	685300
Level 13	13.4	2 Bed Type 2A	79	16	95	7,700	731500
Level 13	13.5	2 Bed Type 2A	65	15	80	8,000	640000
Level 13	13.6	2 Bed Type 2A	69	14	83	7,700	639100
Level 13	13.7	1 Bed Type 1A	51	12	63	8,000	504000
Level 13	13.8	2 Bed Type 2A	69	20	89	7,700	685300
Level 13	13.9	1 Bed Type 1A	52	12	64	8,000	512000
Level 13	13.10	1 Bed Type 1A	52	12	64	8,000	512000
Level 13	13.11	1 Bed Type 1A	52	12	64	8,000	512000
Level 13	13.12	1 Bed Type 1A	52	12	64	8,000	512000
Level 13	13.13	1 Bed Type 1A	52	12	64	8,000	512000
Level 13	13.14	1 Bed Type 1A	52	12	64	8,000	512000
Level 13	13.15	2 Bed Type 2A	69	79	148	6,800	1006400
Level 14	14.1	2 Bed Type 2A	70	51	121	7,300	883300
Level 14	14.2	2 Bed Type 2A	69	11	80	8,200	656000
Level 14	14.3	2 Bed Type 2A	69	20	89	7,900	703100
Level 14	14.4	2 Bed Type 2A	79	16	95	7,900	750500
Level 14	14.5	2 Bed Type 2A	65	15	80	8,200	656000
Level 14	14.6	2 Bed Type 2A	69	14	83	7,900	655700
Level 14	14.7	1 Bed Type 1A	51	12	63	8,200	516600
Level 14	14.8	2 Bed Type 2A	69	20	89	7,900	703100
Level 14	14.9	1 Bed Type 1A	52	12	64	8,200	524800
Level 14	14.10	1 Bed Type 1A	52	12	64	8,200	524800
Level 14	14.11	1 Bed Type 1A	52	12	64	8,200	524800
Level 14	14.12	1 Bed Type 1A	52	12	64	8,200	524800
Level 14	14.13	1 Bed Type 1A	52	12	64	8,200	524800
Level 14	14.14	1 Bed Type 1A	52	12	64	8,200	524800
Level 14	14.15	2 Bed Type 2A	69	79	148	7,000	1036000
Level 15	15.1	2 Bed Type 2A	70	51	121	7,500	907500
Level 15	15.2	2 Bed Type 2A	69	11	80	8,400	672000
Level 15	15.3	2 Bed Type 2A	69	20	89	8,100	720900
Level 15	15.4	2 Bed Type 2A	79	16	95	8,100	769500
Level 15	15.5	2 Bed Type 2A	65	15	80	8,400	672000
Level 15	15.6	2 Bed Type 2A	69	14	83	8,100	672300
Level 15	15.7	1 Bed Type 1A	51	12	63	8,400	529200
Level 15	15.8	2 Bed Type 2A	69	20	89	8,100	720900
Level 15	15.9	1 Bed Type 1A	52	12	64	8,400	537600
Level 15	15.10	1 Bed Type 1A	52	12	64	8,400	537600
Level 15	15.11	1 Bed Type 1A	52	12	64	8,400	537600
Level 15	15.12	1 Bed Type 1A	52	12	64	8,400	537600
Level 15	15.13	1 Bed Type 1A	52	12	64	8,400	537600
Level 15	15.14	1 Bed Type 1A	52	12	64	8,400	537600
Level 15	15.15	2 Bed Type 2A	69	79	148	7,200	1065600

Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 16	16.1	2 Bed Type 2A	70	51	121	7,700	931700
Level 16	16.2	2 Bed Type 2A	69	11	80	8,600	688000
Level 16	16.3	2 Bed Type 2A	69	20	89	8,300	738700
Level 16	16.4	2 Bed Type 2A	79	16	95	8,300	788500
Level 16	16.5	2 Bed Type 2A	65	15	80	8,600	688000
Level 16	16.6	2 Bed Type 2A	69	14	83	8,300	688900
Level 16	16.7	1 Bed Type 1A	51	12	63	8,600	541800
Level 16	16.8	2 Bed Type 2A	69	20	89	8,300	738700
Level 16	16.9	1 Bed Type 1A	52	12	64	8,600	550400
Level 16	16.10	1 Bed Type 1A	52	12	64	8,600	550400
Level 16	16.11	1 Bed Type 1A	52	12	64	8,600	550400
Level 16	16.12	1 Bed Type 1A	52	12	64	8,600	550400
Level 16	16.13	1 Bed Type 1A	52	12	64	8,600	550400
Level 16	16.14	1 Bed Type 1A	52	12	64	8,600	550400
Level 16	16.15	2 Bed Type 2A	69	79	148	7,400	1095200
Level 17	17.1	2 Bed Type 2A	70	51	121	7,900	955900
Level 17	17.2	2 Bed Type 2A	69	11	80	8,800	704000
Level 17	17.3	2 Bed Type 2A	69	20	89	8,500	756500
Level 17	17.4	2 Bed Type 2A	79	16	95	8,500	807500
Level 17	17.5	2 Bed Type 2A	65	15	80	8,800	704000
Level 17	17.6	2 Bed Type 2A	69	14	83	8,500	705500
Level 17	17.7	1 Bed Type 1A	51	12	63	8,800	554400
Level 17	17.8	2 Bed Type 2A	69	20	89	8,500	756500
Level 17	17.9	1 Bed Type 1A	52	12	64	8,800	563200
Level 17	17.10	1 Bed Type 1A	52	12	64	8,800	563200
Level 17	17.11	1 Bed Type 1A	52	12	64	8,800	563200
Level 17	17.12	1 Bed Type 1A	52	12	64	8,800	563200
Level 17	17.13	1 Bed Type 1A	52	12	64	8,800	563200
Level 17	17.14	1 Bed Type 1A	52	12	64	8,800	563200
Level 17	17.15	2 Bed Type 2A	69	79	148	7,600	1124800
Level 18	18.1	2 Bed Type 2A	70	51	121	8,100	980100
Level 18	18.2	2 Bed Type 2A	69	11	80	9,000	720000
Level 18	18.3	2 Bed Type 2A	69	20	89	8,700	774300
Level 18	18.4	2 Bed Type 2A	79	16	95	8,700	826500
Level 18	18.5	2 Bed Type 2A	65	15	80	9,000	720000
Level 18	18.6	2 Bed Type 2A	69	14	83	8,700	722100
Level 18	18.7	1 Bed Type 1A	51	12	63	9,000	567000
Level 18	18.8	2 Bed Type 2A	69	20	89	8,700	774300
Level 18	18.9	1 Bed Type 1A	52	12	64	9,000	576000
Level 18	18.10	1 Bed Type 1A	52	12	64	9,000	576000
Level 18	18.11	1 Bed Type 1A	52	12	64	9,000	576000
Level 18	18.12	1 Bed Type 1A	52	12	64	9,000	576000
Level 18	18.13	1 Bed Type 1A	52	12	64	9,000	576000
Level 18	18.14	1 Bed Type 1A	52	12	64	9,000	576000
Level 18	18.15	2 Bed Type 2A	69	79	148	7,800	1154400



Apartment	Unit Number	Number Bedrooms	Internal Area	Balcony Area	Total	Sale/ sq m	Gross Sale
Level 19	19.1	2 Bed Type 2A	70	51	121	8,300	1004300
Level 19	19.2	2 Bed Type 2A	69	11	80	9,200	736000
Level 19	19.3	2 Bed Type 2A	69	20	89	8,900	792100
Level 19	19.4	2 Bed Type 2A	79	16	95	8,900	845500
Level 19	19.5	2 Bed Type 2A	65	15	80	9,200	736000
Level 19	19.6	2 Bed Type 2A	69	14	83	8,900	738700
Level 19	19.7	1 Bed Type 1A	51	12	63	9,200	579600
Level 19	19.8	2 Bed Type 2A	69	20	89	8,900	792100
Level 19	19.9	1 Bed Type 1A	52	12	64	9,200	588800
Level 19	19.10	1 Bed Type 1A	52	12	64	9,200	588800
Level 19	19.11	1 Bed Type 1A	52	12	64	9,200	588800
Level 19	19.12	1 Bed Type 1A	52	12	64	9,200	588800
Level 19	19.13	1 Bed Type 1A	52	12	64	9,200	588800
Level 19	19.14	1 Bed Type 1A	52	12	64	9,200	588800
Level 19	19.15	2 Bed Type 2A	69	79	148	8,000	1184000
Level 20	20.1	3 Bed Type PA	146	29	175	8,200	1435000
Level 20	20.2	3 Bed Type PA	145	32	177	8,200	1451400
Level 20	20.3	3 Bed Type PA	122	13	135	8,800	1188000
Level 20	20.4	3 Bed Type PA	141	30	171	8,200	1402200
Level 20	20.5	3 Bed Type PA	113	19	132	8,800	1161600
Level 20	20.6	3 Bed Type PA	101	19	120	9,100	1092000
Level 20	20.7	3 Bed Type PA	121	85	206	8,200	1689200
Level 21	21.1	3 Bed Type PA	183	41	224	8,300	1859200
Level 21	21.2	3 Bed Type PA	132	41	173	8,300	1435900
Level 21	21.3	3 Bed Type PA	105	12	117	9,200	1076400
Level 21	21.4	3 Bed Type PA	138	14	152	8,600	1307200
Level 21	21.5	3 Bed Type PA	106	16	122	8,900	1085800
Level 21	21.6	3 Bed Type PA	95	16	111	9,200	1021200
Level 21	21.7	3 Bed Type PA	100	90	190	8,300	1577000
<b>TOTAL SALES</b>					<b>21,917</b>	<b>7,397</b>	<b>162,125,300</b>
SENSITIVITY							
5% Increase in Sales							<b>170,231,565</b>
10% Increase in Sales							<b>178,337,830</b>
5% Decrease in Sales							<b>154,019,035</b>
10% Decrease in Sales							<b>145,912,770</b>

TOWER 1 SHERIDAN STREET

Level	Use	Approved			Proposed					
Carparking										
Basement		0			0					
Ground Floor		50			50					
Level 1		64			64					
Level 2		64			64					
Level 3		64			64					
Total Carparking		242			242					
Commercial										
Ground Floor		380			380					
Level 1		380			380					
Level 2		380			380					
Total Commercial		1140			1140					
Residential										
		1 Bed	2 Bed	3 Bed	1 Bed	2 Bed	3 Bed	1 B Cpk	2 B cpks	3 bed cpks
Ground Floor		0	0	0	0	0	0	0	0	0
Level 1		0	0	0	0	0	0	0	0	0
Level 2		0	0	0	0	0	0	0	0	0
Level 3		0	0	0	0	0	0	0	0	0
Level 4		7	8	0	7	8	0	4.9	8	0
Level 5		7	8	0	7	8	0	4.9	8	0
Level 6		7	8	0	7	8	0	4.9	8	0
Level 7		7	8	0	7	8	0	4.9	8	0
Level 8		7	8	0	7	8	0	4.9	8	0
Level 9		7	8	0	7	8	0	4.9	8	0
Level 10		7	8	0	7	8	0	4.9	8	0
Level 11		7	8	0	7	8	0	4.9	8	0
Level 12		7	8	0	7	8	0	4.9	8	0
Level 13		7	8	0	7	8	0	4.9	8	0
Level 14		7	8	0	7	8	0	4.9	8	0
Level 15		7	8	0	7	8	0	4.9	8	0
Level 16		7	8	0	7	8	0	4.9	8	0
Level 17		7	8	0	7	8	0	4.9	8	0
Level 18		7	8	0	7	8	0	4.9	8	0
Level 19		7	8	0	7	8	0	4.9	8	0
Level 20		0	0	7	0	0	7	0	0	14
Level 21		0	0	7	0	0	7	0	0	14
Total Residential		112	128	14	112	128	14	78.4	128	28
		254			254			63.5 visitors		
Carparking Requirements								Required	Provided	
Commercial 1 per 50m2		22.8			22.8			22.8	16	
0.7 spaces per 1 bed		78.4				78.4				118
2 spaces per 3 bed		28			28			28	16	
1.0 spaces per 2 bed		128			128			128	168	
including 0.25 per unit visitor								0	-76	
		257.2			257.2			257.2	242	