

PRICE INCREASE BASED ON BETTER APARTMENTS DRAFT STANDARDS - 15<sup>TH</sup> August, 2016

ISSUE	CURRENT APARMENTS	REDUCED AFFORDABILITY	DESIGN STANDARDS	EXTRA COST
BEDROOM WINDOWS	<p>2 BED 68m<sup>2</sup> (SNORKEL WINDOW)</p>	<p>LESS AREA TO PAY FOR THE CIRCULATION</p> <p>4% LESS EFFICIENCY</p> <p>25% LESS APARTMENTS TO PAY FOR LIFTS &amp; CORE</p>	<p>2 BED 68m<sup>2</sup> (FULL WINDOW)</p>	\$10,500
INCREASE CEILING HEIGHTS	<p>3m</p> <p>2.65m</p> <p>2.4m</p>	<p>2% EXTRA FACADE, WALLS AND STRUCTURE</p>	<p>3.05m</p> <p>2.7m</p> <p>2.4m</p>	\$1,000
MORE STORAGE SPACE	<p>3m<sup>3</sup></p>	<p>EXTRA BASEMENT &amp; CAGE</p>	<p>6m<sup>3</sup> for 1 BED 8m<sup>3</sup> for 2 BED 10m<sup>3</sup> for 3 BED</p>	\$3,500
NATURAL VENTILATION		<p>FACADE COST \$3000/m<sup>2</sup></p> <p>\$108,000 EXTRA COST PER FLOOR</p> <p>REQUIRES MORE HEATING</p>		\$9000
NATURALLY VENTILATED CORRIDORS		<p>MORE CIRCULATION</p> <p>LESS SELLABLE AREA</p> <p>2% LESS EFFICIENCY</p>		\$5,000
OUTDOOR SPACE	<p>8m<sup>2</sup></p> <p>AC</p>	<p>LARGER BALCONIES</p>	<p>10m<sup>2</sup></p> <p>AC</p>	\$5,000
HIGHER ACOUSTICS	<p>DOUBLE GLAZING</p>	<p>EXTRA ACOUSTIC INSULATION</p>	<p>TRIPLE GLAZING</p>	\$2,000
LANDSCAPE		<p>DEEP PLANTING REDUCES CARPARK</p>	<p>DEEP PLANTING ZONE</p>	\$3,000
ACCESSIBLE BEDROOM	<p>3m</p> <p>3m</p>	<p>1.2m<sup>2</sup> LARGER</p>	<p>3.4m</p> <p>3m</p>	\$3,000

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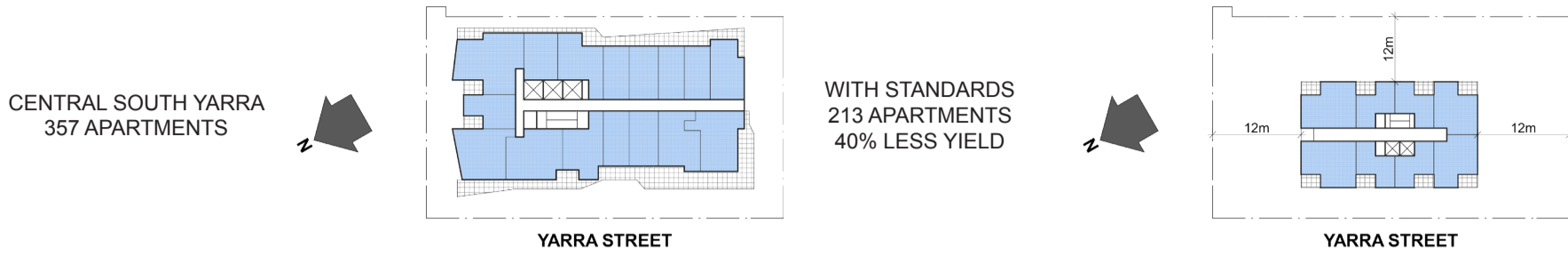
ISSUE	CURRENT APARTMENTS	REDUCED AFFORDABILITY	DESIGN STANDARDS	EXTRA COST
ACCESSIBLE BATHROOM	<p>4.0m<sup>2</sup></p>	1.2m <sup>2</sup> LARGER	<p>5.2m<sup>2</sup></p>	\$6,000
ACCESSIBLE CORRIDOR	<p>0.9m</p> <p>3.0m</p>	EXTRA 0.9m <sup>2</sup>	<p>1.2m</p> <p>3.0m</p>	\$2,000
RECYCLED FLUSHING WATER	<p>HOT COLD</p>	3RD PIPE COSTS EXTRA	<p>HOT COLD RECYCLED</p>	\$2,000
ENERGY EFFICIENCY	<p>4.3m<sup>2</sup></p>	ADD EXTERNAL SOLAR SHADING TO REDUCE HEAT LOAD	<p>5.4m<sup>2</sup></p>	\$2,000
STUDIES NOW REQUIRE WINDOWS	<p>1 BED + STUDY 56m<sup>2</sup></p>	THEREFORE THEY ARE SMALL BEDROOMS	<p>1 BED + STUDY 56m<sup>2</sup></p>	
SOUTH FACING DAYLIGHTING	<p>68m<sup>2</sup> 68m<sup>2</sup></p> <p>6.5m 2.0m 15m</p> <p>NORTH FACING</p>	1% LESS EFFICIENT	<p>68m<sup>2</sup> 68m<sup>2</sup></p> <p>6.5m 2.0m 13.9m</p>	\$3,500
COMMUNAL OUTDOOR SPACE		REDUCES CARPARK AND LESS SELLABLE AREA	<p>100m<sup>2</sup></p>	\$5,000
			<p>2.5m<sup>2</sup> OPEN SPACE REQUIRED PER APARTMENT</p>	

ADDITIONAL COSTS OF ABOVE CHANGES

\$62,500

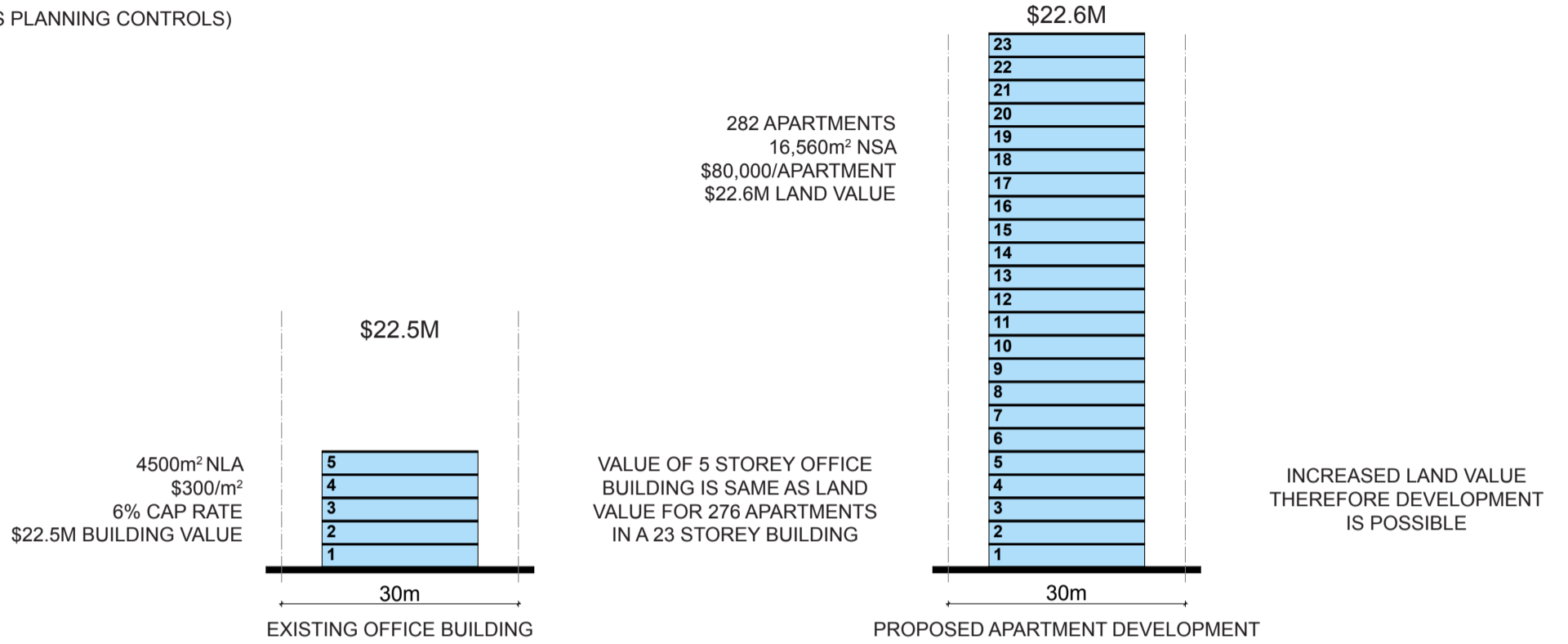
SUPPLY REDUCES, LAND PRICE INCREASES

THE YIELD OF EVERY SITE DROPS



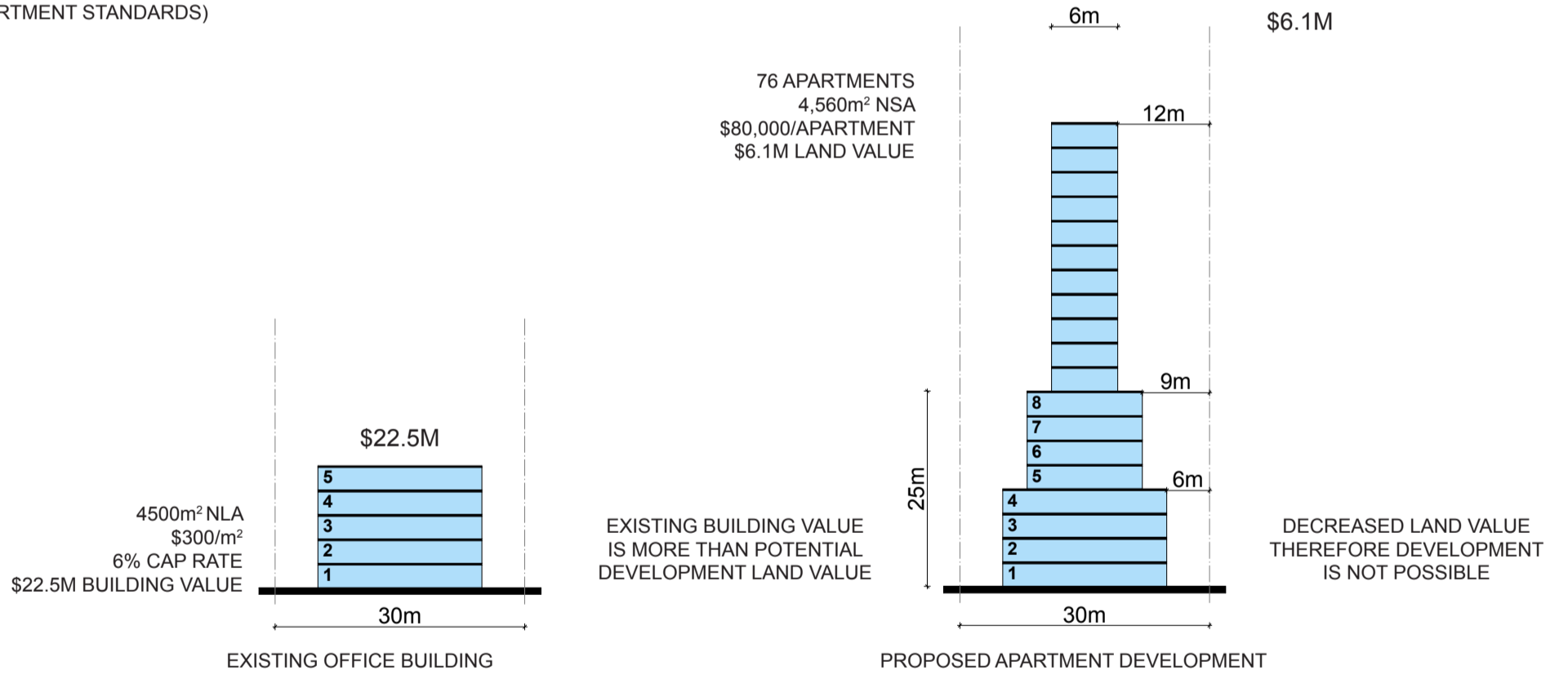
DEVELOPMENT OCCURS WHEN LAND VALUE IS INCREASED

(PREVIOUS PLANNING CONTROLS)

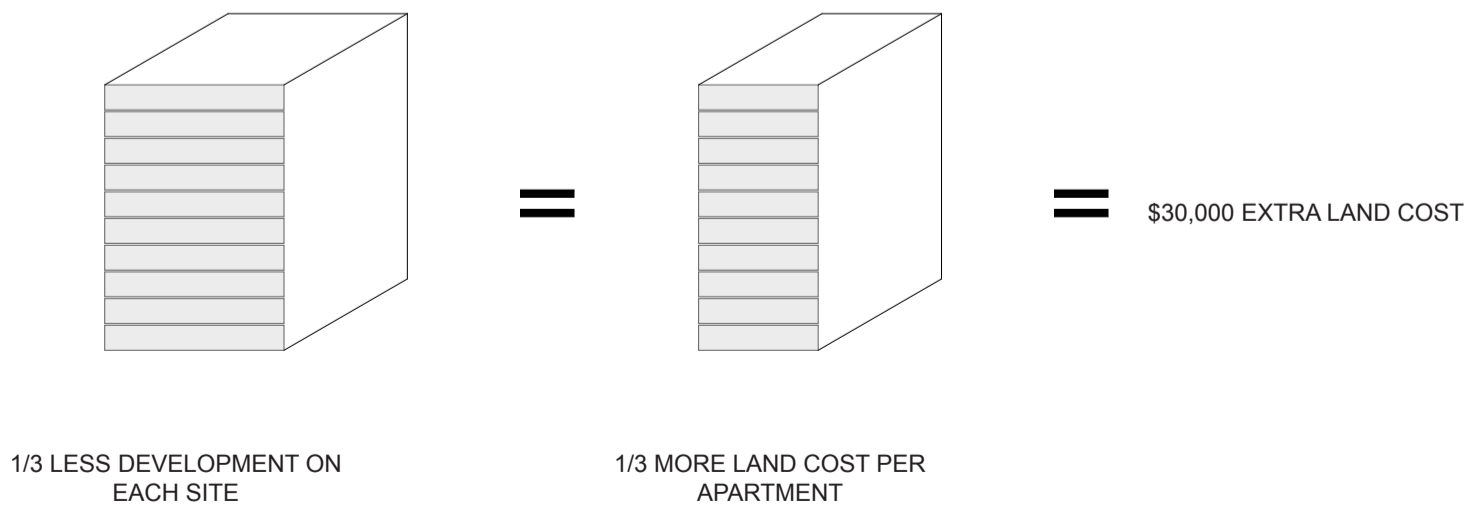


DEVELOPMENT DOES NOT OCCUR IF LAND VALUE IS LESS

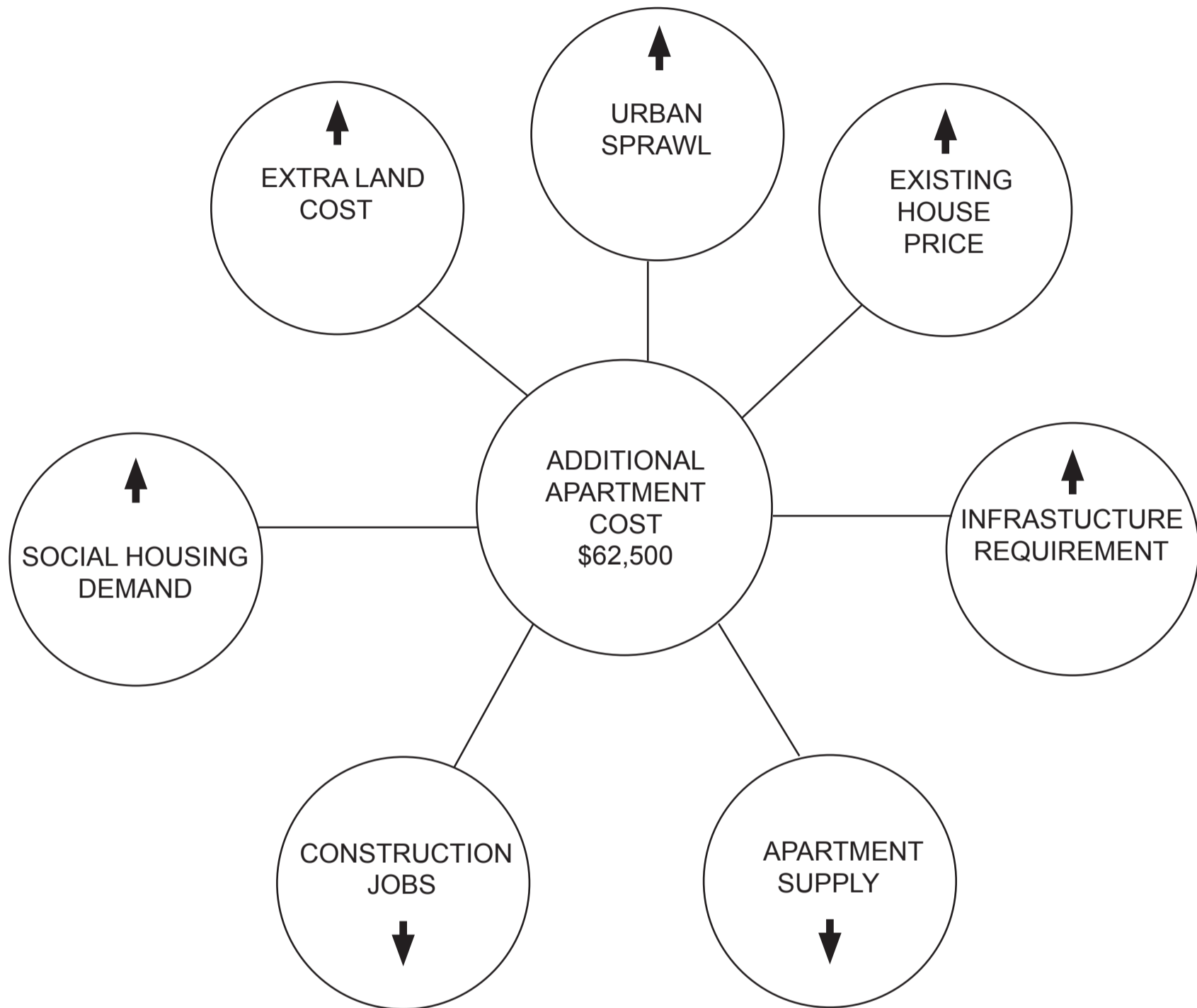
(WITH APARTMENT STANDARDS)



LAND COST GOES UP



INDUSTRY IMPACT



APARTMENT STANDARDS DELETE THE AFFORDABLE APARTMENTS FROM THE MARKET

