Forrest View Apartments - CASH FLOW

ESTATEMASTER PROPERTY SOFTWARE — Development Management

Code	Stage	Description	Month Start	Month Span	Cash Flow Period
1000		**Land and Acquisition**			
		Total Land Purchase Price			
.	-	Deposit in Trust Account	0	1	Jun-06 - Jun-06
6-1001	-	Settlement (balance)	2	1	Aug-06 - Aug-06
6-1002	-	Stamp Duty (NIL)	0	1	Jun-06 - Jun-06
		Interest on Deposit in Trust			
		Profit Share to Land Owner			
.	-	Valuation Fees	2	1	Aug-06 - Aug-06
.	-	Legal Fees	L	-	Jun-06 - Oct-07
		TOTAL			
2000		**Project Contingency**			
3000		**Professional Fees**			
6-3001	-	Acoustic	5	1	Nov-06 - Nov-06
6-3002	-	Airspace consultant	3	1	Sep-06 - Sep-06
6-3003	-	Arborist	4	1	Oct-06 - Oct-06
6-3004	-	Archaeological Consultant	3	1	Sep-06 - Sep-06
6-3005	-	Building Architect	C	1	Nov-06 - Apr-08
6-3006	-	Building Construction Approval	10	1	Apr-07 - Apr-07
6-3007	-	Civil Engineer	4	5	Oct-06 - Feb-07
6-3008	-	Cultural Heritage Consultant	4	1	Oct-06 - Oct-06
6-3009	-	Due Diligence Consultant	0	1	Jun-06 - Jun-06
6-3010	-	Eco Sustain Dev	6	4	Dec-06 - Mar-07
6-3011	-	Electrical Engineer	6	4	Dec-06 - Mar-07
6-3012	-	Environmental Consultant	6	4	Dec-06 - Mar-07
6-3013	-	Finance consultant	1	2	Jul-06 - Aug-06
6-3014	-	Fire Engineer	7	1	Jan-07 - Jan-07
6-3015	-	Flora & Fauna	8	1	Feb-07 - Feb-07
6-3016	-	Geotech	7	1	Jan-07 - Jan-07
6-3017	-	Interior Design	17	3	Nov-07 - Jan-08
6-3018	-	Landscape Architect	16	8	Oct-07 - May-08
6-3019	-	Legal	3	13	Sep-06 - Sep-07
6-3020	-	Market Research	0	22	Jun-06 - Mar-08
6-3021	-	Mechanical	5	6	Nov-06 - Apr-07
6-3022	-	Program consultant	3	6	Sep-06 - Feb-07
6-3023	-	Quantity Surveyor	5	18	Nov-06 - Apr-08
6-3024	-	Stormwater & hydrology	4	6	Oct-06 - Mar-07
6-3025	-	Structural Engineer	4	5	Oct-06 - Feb-07
6-3026	-	Land Surveyor	1	1	Jul-06 - Jul-06
6-3027	-	Town Planner	2	4	Aug-06 - Nov-06
6-3028	-	Traffic Consultant	2	4	Aug-06 - Nov-06
6-3029	-	Valuer	1	1	Jul-06 - Jul-06
6-3030	-	Other	C	-	Nov-06 - Apr-08
6-3099	-	Development Management	C	-	Nov-06 - Apr-08
		TOTAL			
4000		**Construction Costs**			
6-4006	-	Construction Contract	4	18	Oct-06 - Mar-08
6-4007	-	Purchaser variations	20	3	Feb-08 - Apr-08
4099		Construction Contingency			
		TOTAL			
5000		**Statutory Fees and Contributions**			
6-5001	-	Affordable Housing	2	1	Aug-06 - Aug-06
6-5002	-	Construction Certificate	2	1	Aug-06 - Aug-06
6-5003	-	Council Fees and Bonds	2	1	Aug-06 - Aug-06
6-5004	-	Council Section 96	2	1	Aug-06 - Aug-06
6-5005	-	Long Service Levy	2	1	Aug-06 - Aug-06
6-5006	-	Occupation Certificate	21	1	Mar-08 - Mar-08
6-5008	-	Section 94	2	1	Aug-06 - Aug-06
6-5009	-	Water Authority/Section 73	2	1	Aug-06 - Aug-06
6-5010	-	Other	3	12	Sep-06 - Aug-07
		TOTAL			
-		**Miscellaneous Costs**			
		TOTAL			
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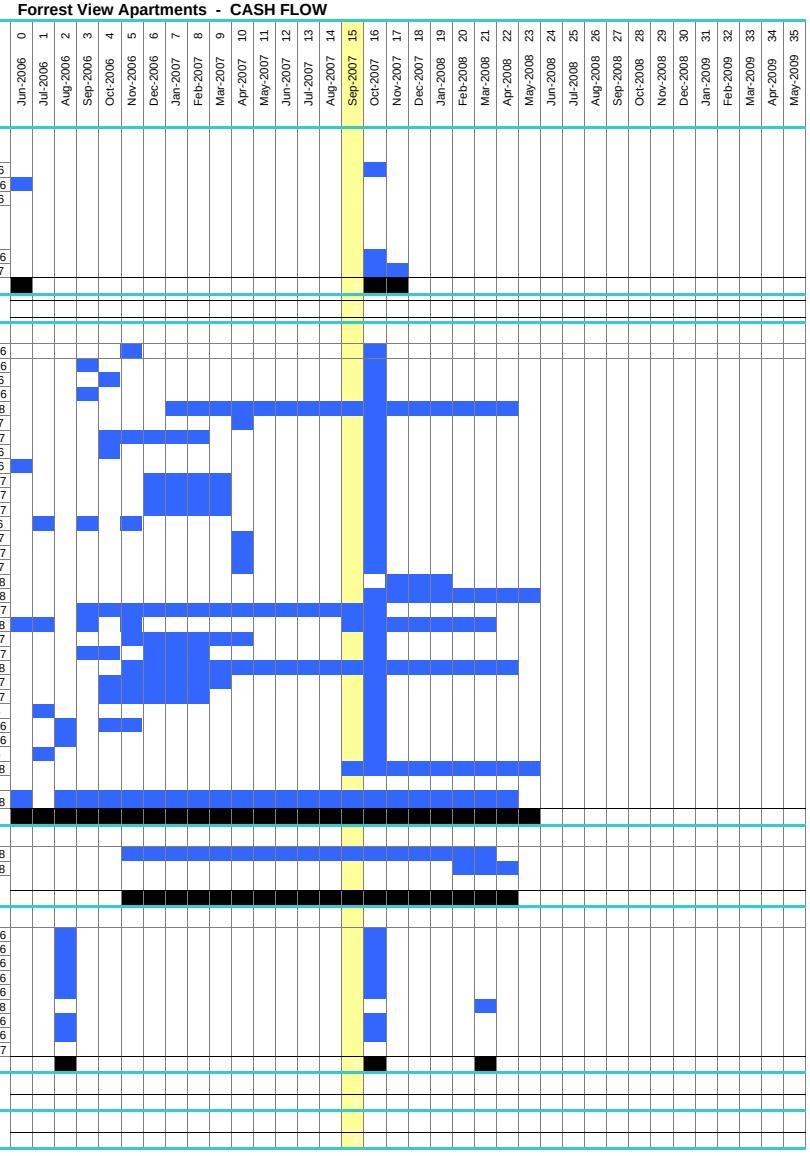
		TOTAL			



ESTATEMASTER PROPERTY SOFTWARE **Development Management**

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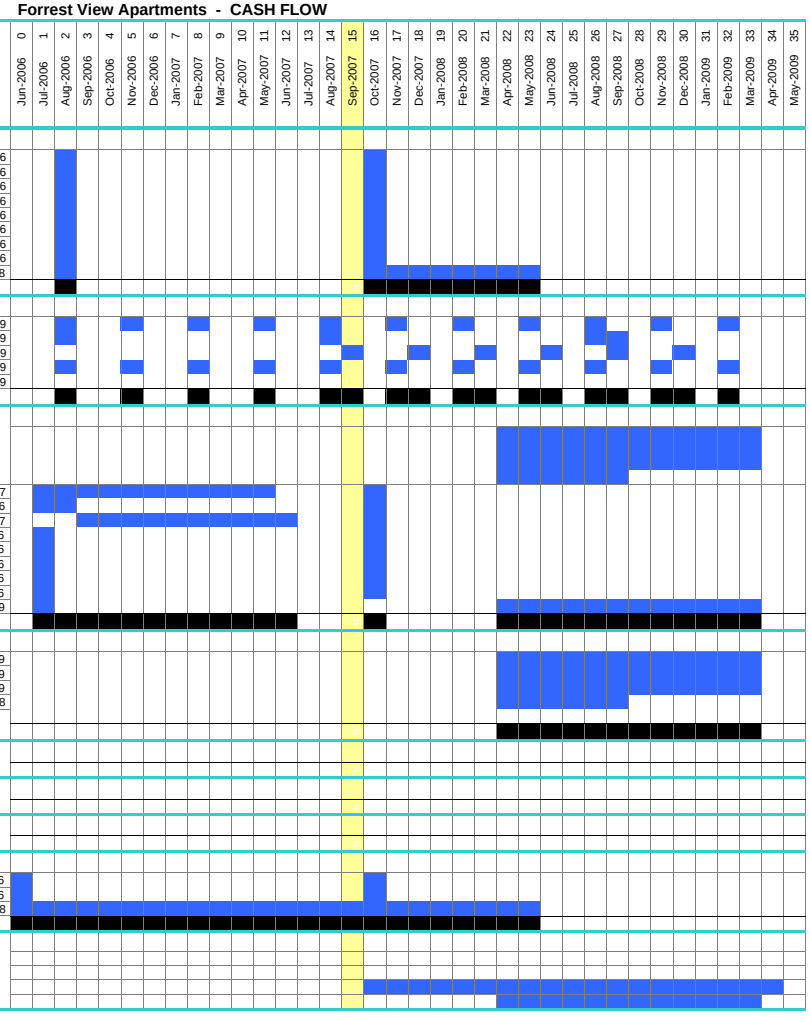
Code	Stage	Description	Month Start	Month Span	Cash Flow Period
6000		**Miscellaneous Costs**			
6-6001	-	Bank guarantee fees	2	1	Aug-06 - Aug-06
6-6002	-	Body corporate insurance	2	1	Aug-06 - Aug-06
6-6003	-	Contract Works Insurance	2	1	Aug-06 - Aug-06
6-6004	-	Fencing	2	1	Aug-06 - Aug-06
6-6006	-	Public Liability Insurance	2	1	Aug-06 - Aug-06
6-6007	-	Security	2	1	Aug-06 - Aug-06
6-6008	-	Strata certificates	2	1	Aug-06 - Aug-06
6-6009	-	Titles office registration	2	1	Aug-06 - Aug-06
6-6010	-	Other	C	-	Nov-06 - Apr-08
		TOTAL			
7000		**Land Holding Costs**			
6-7001	-	Council Rates	2	DS	Aug-06 - Mar-09
6-7002	-	Land Tax	2	DS	Aug-06 - Mar-09
6-7004	-	Strata levies	15	DS	Sep-07 - Mar-09
6-7005	-	Water Levies	2	DS	Aug-06 - Mar-09
6-7006	-	Other	2	DS	Aug-06 - Mar-09
		TOTAL			
8000		**Selling Costs**			
8001	RS1	Residential - 1 Bedroom Units Sales Commission			
8002	RS2	Residential - 2 Bedroom Units Sales Commission			
8003	RS3	Residential - 3 Bedroom Units Sales Commission			
-	RET	Retail Shops Sales Commission			
6-8001	-	Advertising	0	12	Jun-06 - May-07
6-8002	-	Display suite construction	0	3	Jun-06 - Aug-06
6-8003	-	Display suite operations	3	10	Sep-06 - Jun-07
6-8004	-	Furniture & Fittings	0	1	Jun-06 - Jun-06
6-8005	-	Marketing Material	0	1	Jun-06 - Jun-06
6-8006	-	Model	0	1	Jun-06 - Jun-06
6-8007	-	Signage	0	1	Jun-06 - Jun-06
6-8008	-	Website	0	1	Jun-06 - Jun-06
6-8009	-	Other	S	-	Apr-08 - Mar-09
		TOTAL			
9000		**Sales Revenue**			
4-9001	-	Residential - 1 Bedroom Units	22	12	Apr-08 - Mar-09
4-9002	-	Residential - 2 Bedroom Units	22	12	Apr-08 - Mar-09
4-9003	-	Residential - 3 Bedroom Units	22	12	Apr-08 - Mar-09
4-9004	-	Retail	22	6	Apr-08 - Sep-08
		Capitalised Terminal Rent			
		TOTAL			
12000		**Rental Income**			
		TOTAL			
13000		**Leasing Costs**			
		TOTAL			
9100		**Other Income**			
		TOTAL			
10000		**Financing Costs**			
6-9001	-	Establishment fee	0	1	Jun-06 - Jun-06
6-9002	-	Mortgage duty	0	1	Jun-06 - Jun-06
6-9004	-	Trustee and agency fee	0	24	Jun-06 - May-08
		TOTAL			
11000		**Other**			
11001		Interest Received on Deposits			
0		Pre-Sale Commissions			
11002		GST Input Credits			
11003		GST Expense