LANDLORD'S ESTIMATE OF DEVELOPMENT COSTS

ΤΔ	NDI	OPD	INFORMATION
LA	INDL	UKD	INFURMATION

Name of Landlord:

Address of Landlord:

Contact Person:

Address:

SITE INFORMATION

Civic Address:

Legal Description:

Existing Zoning:

Size:

Existing Services:

- __ Sanitary Sewers __ Water __ Storm Sewers __ Curbs __ Combined Sewers
 - __ Paved Roads
- __ Sidewalks ___ Well
- __ Septic Field

__ Hydro

__ Gas

PROJECT INFORMATION

TENANT TYPE

- __ Family
- __ Senior 55+
- __ Other

HEATING FUEL

__ Electricity

- __ Gas
- __ Other ___

__ Conversion from Non-Residential

PROJECT TYPE

___ New Construction

__ Acquisition & Rehabilitation

HEATING SYSTEM

- __ Forced Air
- __ Hot Water
- __ Electric (baseboard)
- __ Other ___

 Number of Floors
 Total Project Size (square feet or metres)

DWELLING TYPE

- __ Elevatored Apartments
- __ Walk-up Apartments
- __ Row Houses
- __ Stacked Townhouses
- __ Other

CONSTRUCTION METHOD

- __ Woodframe
- __ Steel Frame
- __ Concrete Frame
- __ Other _____

UNIT DESCRIPTION

UNIT TYPE

UNITS

UNIT SIZE (square feet or metres)

One Bedroom

Two Bedroom

Three Bedroom

Other

TOTAL

COMMON/AMENITY AREAS (List rooms/areas and size in square feet or metres)

LAND ACQUISITION AND SERVICING COSTS

- 1. Purchase Price of Land
- 2. Off-Site Servicing
- 3. Legal Charges (for land acquisition)
- 4. Land Titles fees including Registration & Land Transfer Tax
- 5. Variance/Re-zoning Fees
- 6. Environmental Assessment/Soils Tests
- 7. Other (attach breakdown)

FEES AND CHARGES

- 8. Interest during Construction
- 9. Municipal Taxes during Construction
- 10. Insurance during Construction
- 11. Utilities during construction
- 12. Architect & Consultant Fees
- 13. Development Fees
- 14. Legal Charges (other than for land acquisition)
- 15. Subdivision/Condominium Registration
- 16. Marketing Costs
- 17. Appraisal(s)
- 18. Audit/Accounting charges
- 19. Trustee fees
- 20. GST (Net of any rebate)
- 21. Other (attach breakdown)

BUILDING AND LANDSCAPING COSTS

- 22. Building Construction Costs
- 23. Demolition/Rehabilitation/Conversion Costs (if applicable)
- 24. Bonding, Permits (if not included above)
- 25. On-site Servicing
- 26. Appliances, Laundry Equipment
- 27. Furnishings and window coverings
- 28. Landscaping
- 29. Other (attach breakdown)
- 30. PLUS: Contingency for Unforeseen Costs
- 31. TOTAL CAPITAL COST (add lines 1 to 30)