



What is property development economics?

How does location affect the property value?

- The site's shape
- Slope
- Plot proportion
- Soil condition

Other factors related to site

- Access
- The site is being demolished and cleared
- Excavation
- Service accessibility

How does the design affect the building cost?

- The layout of the plan
- Plan form
- Wet areas and interior walls

The ratio of the perimeter to the floor area

- Unoccupied spaces
- Amalgamating services
- Other design considerations in property development economics

How does construction methods affect the real estate development budget?

- Traditional methods vs. low-cost building systems
- Low-cost materials
- City vs regional areas
- Prefabrication
- Modular volumetric construction
- Pods for bathrooms and kitchens
- Flat-pack systems

The advantages of prefabricated, modular, and flat-pack systems in terms of cost

- Construction speed
- Favorable pricing
- Improved quality control
- Minimum wastage
- Environmentally friendly building
- Safety
- Self-supporting

How does the influence of contractors affect the development economics?

- Tenders
- Date of completion
- Variations
- Contracts
- Advance payments

Impact of financing on property development cost

- Rates of interest
- Bank charges
- Fees for financial brokerage

Authorities' influence on development costs

- Headworks
- Fees for submissions
- Fees for additional approvals

When plans go over budget

- Reducing the number of site works is a good idea
- Exterior construction of the building
- Interior construction of the building
- Design of the landscape
- Amenities

Conclusion