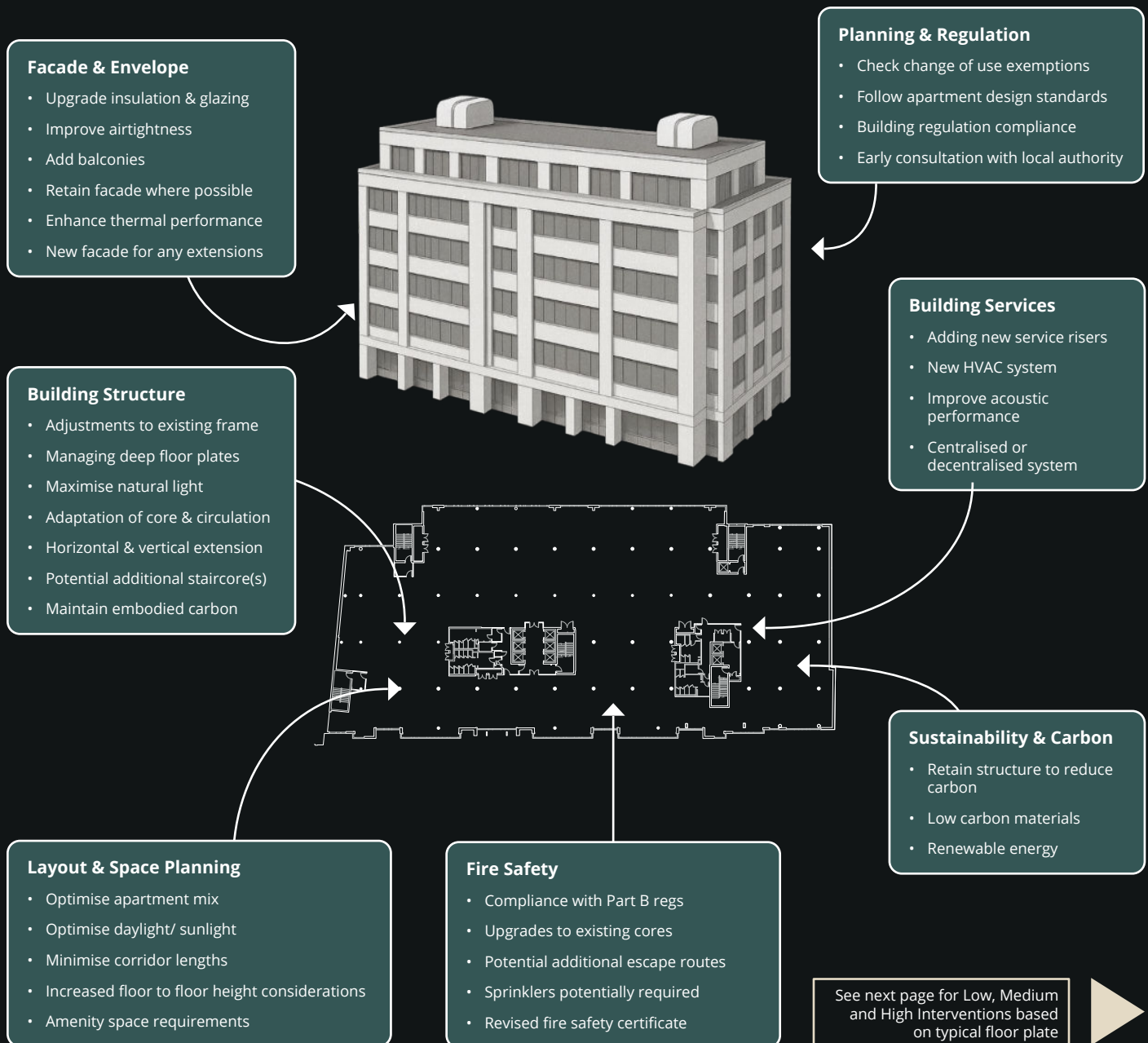


Notional Office Block

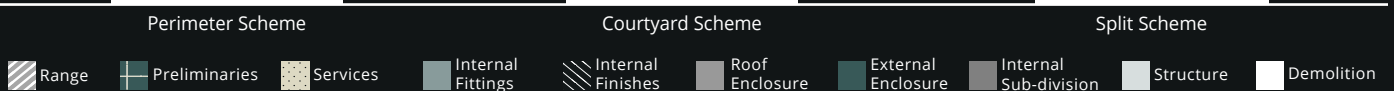
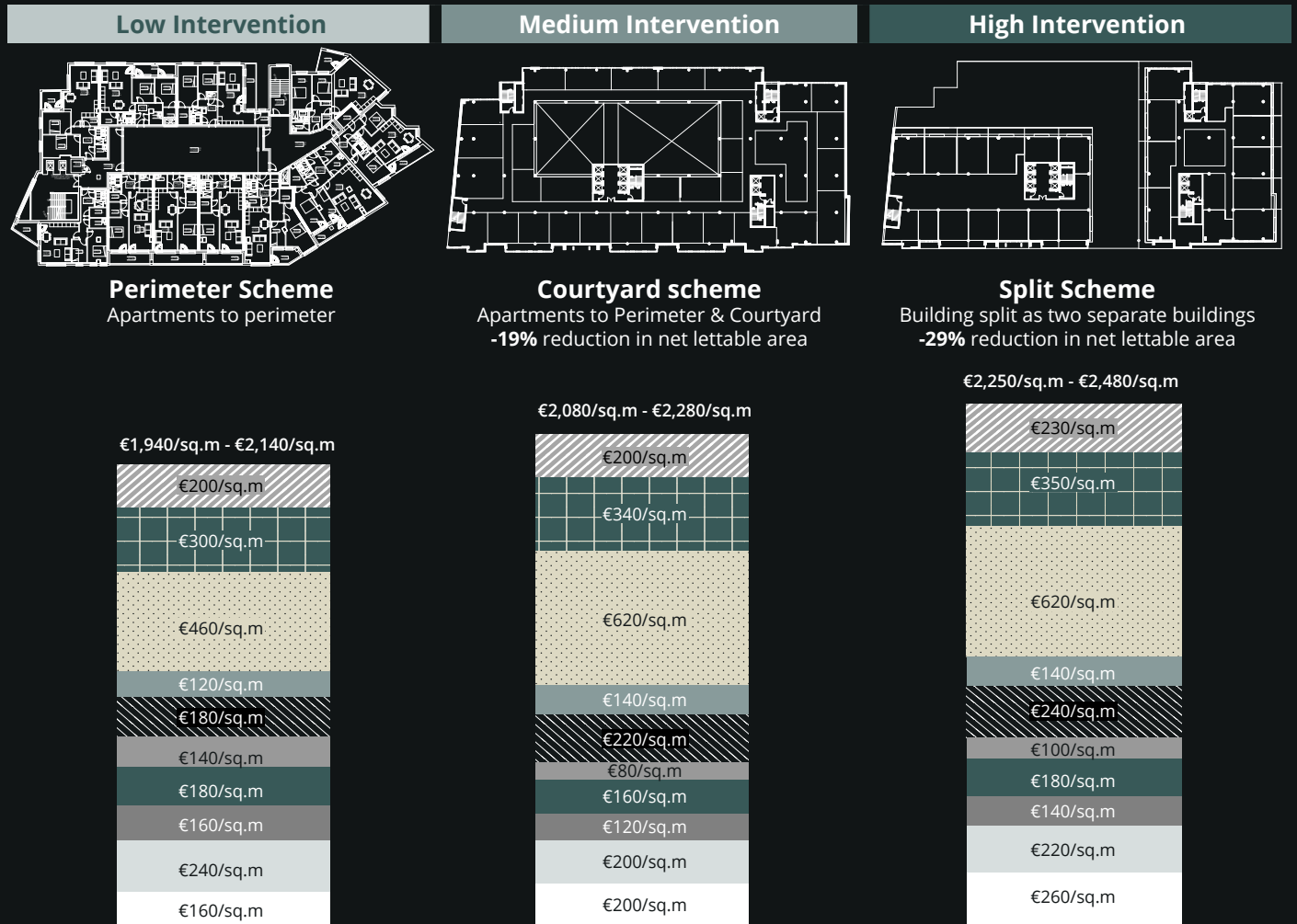
Gross Floor Area (GFA)	20,000 sq.m
Net Floor Area (NFA)	16,000 sq.m
Net to Gross	80%
Typical Floor to Floor Height	3.5m
Floor Plate Depth	41m
Wall to Floor Ratio	35%
Number Storeys (Excl. Basement)	6
Basement	Yes - Existing

DESIGN CONSIDERATIONS

Below is a non-exhaustive list of design considerations when converting from offices to residential use



Office to Residential Design Interventions



SUGGESTED GOVERNMENT INCENTIVES

- Targeted Conversion Grant Scheme
- Automatic change of use for qualifying offices to residential
- Fast Track Planning Pathway
- Relaxation on apartment regulations where applicable e.g. sunlight, daylight, dual aspect requirements
- Local Property Tax Relief (LPT)
- State-backed low interest conversion loans
- Embodied Carbon Credit System
- State subsidy for viability shortfall
- Retrofit & De-carbonisation grants
- Acquisition Support or Purchase Guarantees

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