

**TOTAL PROJECT COST**

( In Thousand Pesos )

1. Pre - Operating Cost	13,050.00
2. Pre - Development Cost	65,611.67
3. Land Development Cost	276,739.20
4. General Building Construction Cost	10,726,533.54
5. Architect's Fee including Allied Engineering Services	362,602.34
6. Operating Expenses	601,518.89
Total	12,046,055.63
Contingencies 2%	240,921.12
<b>Total Project Cost</b>	<b>12,286,976.75</b>

**COST BREAKDOWN (Thru UDMC Construction Management)**

( In Thousand Pesos )

**1. Pre - Operating Cost**

1.1. Social Acceptability Survey	4,050.00
<b>1.5. Concept Design</b>	
1:2:1. Demographic Survey, Research Work and Draft-Feasibility Study	5,400.00
1:2:2. Design & Feasibility Study Revisions	3,600.00
<b>Total</b>	<b>13,050.00</b>

**2. Pre - Development Cost**

Particular	Quantity	Unit	Unit Cost	Total
<b>2.1. Topographic Land Survey (44 Has.)</b>				
2:1:1. East Livelihood project site	13.99	has.	10.80	151.09
2:1:2. West Livelihood project site	11.97	has.	10.80	129.28
2:1:3. Housing project site	18.00	has.	10.80	194.40
<b>2.2. Soil Test</b>	7,056.00	piles	5.40	38,102.40
<b>2.3. Dismantling/demolition/hauling</b>	6,700.00	shanties	4.04	27,034.50
<b>Total</b>				<b>65,611.67</b>

**3. Land Development Cost**

Particular	Quantity	Unit	Unit Cost	Total
<b>3.1. Cut &amp; Fill, Housing Site</b>	100,000.00	m <sup>3</sup>	0.75	7,500.00
<b>3.2. Backfilling &amp; Compaction</b>				
3:2:1. East Livelihood project site	576,000.00	m <sup>3</sup>	0.21	120,960.00
3:2:2. West Livelihood project site	480,000.00	m <sup>3</sup>	0.21	100,800.00
3:2:3. Housing project site	80,000.00	m <sup>3</sup>	0.21	16,800.00
<b>3.3. Road Construction (10 m. wide )</b>	2.40	km.	12,783.00	30,679.20
<b>Total Land Development Cost</b>				<b>276,739.20</b>

**4. General Building Construction Cost**

Particular	Quantity	Unit	Unit Cost	Total
<b>Allied Structures</b>				
<b>4.1. Foundation</b>				
4:1:1. Rigid Concrete Sheet Piles	15,890	lm	42.09	668,810.10
4:1:2. Column Footing Piles	7,560	pcs.	58.77	444,301.20
Extra	440	pcs.	58.77	25,858.80
Subtotal	23,890	pcs.		<b>1,138,970.10</b>
<b>4.2. Sewerage Facility</b>				
4:2:1. Sewer Main Line & Septic Tank				
4:2:2. Waste Water Treatment Plant	2	sets	124,846.34	249,692.67
<b>4.3. Amenities</b>				
4:4:1. Administration Office/Multi Purpose Hall	576	m <sup>2</sup>	9.45	5,443.20
4:4:2. Health Center/Fire & Police Station	580	m <sup>2</sup>	9.45	5,481.00
4:4:3. Prep School (16 Classrooms)	1,600	m <sup>2</sup>	8.40	13,440.00
4:4:4. Cooperative Market	5,280	m <sup>2</sup>	8.84	46,648.80
4:4:5. Free Parking Space, Parks & Playground	54,000	m <sup>2</sup>	0.63	34,020.00
4:4:6. Perimeter Fence	6,632	m <sup>2</sup>	0.83	5,471.40
4:3:7. Wharfs	6	units	1,049.37	6,296.22
Subtotal				<b>116,800.62</b>
<b>4.4. MRB Building ( 190 units )</b>				
4:3:1. Commercial space	30,311	m <sup>2</sup>	10.65	322,812.15
4:3:2. Residential Units	588,204	m <sup>2</sup>	12.15	7,146,678.60
4:3:3. Lower Ground Parking & Play Area (Asphalt)	131,643	m <sup>2</sup>	3.15	414,675.45
4:3:4. Ramps	1,417	m <sup>2</sup>	4.35	6,163.95
4:3:5 Covered Parking	3,990	m <sup>2</sup>	6.00	23,940.00
Subtotal				<b>7,914,270.15</b>
<b>4.5. Industrial Warehouses</b>				
4:5:1. Warehouses	174,240	m <sup>2</sup>	7.50	1,306,800.00
<b>Total Building Construction Cost</b>				<b>10,726,533.54</b>

**5. Professional Fee**

Reference: United Architects of the Philippines  
202 Architect's Design Services  
3.0 Schedule of minimum basic fee.

**Computation**

( In Thousand Pesos )

Description	Computation	Total
3.1 Group 1		
Industrial Building		
176 Warehouse		
a. First Building		
Basic Fee 6%	7,425.00 x 0.06	445.50
b. Second Building		
80% of Basic Fee	445.50 x 0.80	356.40
c. Third Building		

60% of Basic Fee	445.50	x	0.60	267.30
d. Succeeding 173 Bldg.				
40% of Basic Fee	445.50	x	0.40 x 173	30,828.60
<b>3.2 Group 2</b>				
Allied Structures				
Minimum Fee 7%	1,508,657.31	x	0.07	105,606.01
<b>3.6 Group 6</b>				
190 Residential				
Commercial MRB				
a. First MRB				
Basic Fee 7%	41,654.06	x	0.07	2,915.78
b. Second MRB				
80% of Basic Fee	2,915.79	x	0.80	2,332.63
c. Third MRB				
60% of Basic Fee	2,915.79	x	0.60	1,749.47
d. Succeeding 190MRB				
40% of Basic Fee	2,915.79	x	0.40 x 187	218,101.09
<b>Total Architectural Services including other allied Engineering fees</b>				<b>362,602.79</b>

#### 6. Operating Expense

Particular	Subtotal	
6:1. Marketing Expenses	321,195.62	
6:2. Project Management	80,111.76	
6:3. Titling, Permits & Fees	126,290.19	
6:4. Insurance	48,995.10	
6:5. Maintenance	24,926.22	
Total Operating Expense		<b>601,518.89</b>
7 Contingencies 2%		<b>240,921.11</b>
<b>Total Project Cost</b>		<b>842,440.00</b>
	Php	<b>12,286,976.75</b>

### PROGRAM EVALUATION REVIEW TECHNIQUE CRITICAL PATH METHOD ( PERT / CPM )

#### SALES & MARKETING

##### 1. Projected Gross Sales

(In Thousand Pesos)

Description	Floor Area Per Unit	Total Area	Quantity	Cost/Unit	Total	15% OLD PRICE
<b>1.1. Residential Units</b>						
a. Camia	63.00 m <sup>2</sup>	28,728m <sup>2</sup>	456 units	1,863.00	849,528.00	1,620.00
b. Sampaguita	42.00 m <sup>2</sup>	140,616m <sup>2</sup>	3,348 units	1,242.00	4,158,216.00	1,080.00
c. Ilang-Ilang	31.50 m <sup>2</sup>	117,936m <sup>2</sup>	3,744 units	745.20	2,790,028.80	648.00
d. Champaca I	21.00 m <sup>2</sup>	178,752m <sup>2</sup>	8,512 units	372.60	3,171,571.20	324.00
e. Champaca II	21.00 m <sup>2</sup>	9,576m <sup>2</sup>	456 units	496.80	226,540.80	432.00
<b>Subtotal</b>		<b>475,608m<sup>2</sup></b>	<b>16,516 units</b>		<b>11,195,884.80</b>	
<b>1.5. Commercial Space</b>						
<b>1:2:1. Ground Level (MRB)</b>						
a. Regular	21.00 m <sup>2</sup>	9,072 m <sup>2</sup>	432 units	652.05	281,685.60	567.00
b. Standard	21.00 m <sup>2</sup>	3,024m <sup>2</sup>	144 units	869.40	125,193.60	756.00
c. Medium	42.00 m <sup>2</sup>	6,048 m <sup>2</sup>	144 units	1,738.80	250,387.20	1,512.00
d. Large	63.00 m <sup>2</sup>	9,072 m <sup>2</sup>	144 units	2,608.20	375,580.80	2,268.00
e. Waterfront	237.00m <sup>2</sup>	2,370 m <sup>2</sup>	10 units	9,811.80	98,118.00	8,532.00
<b>1:2:2 Coop Market</b>						
a. Upper Ground	326.00m <sup>2</sup>	2,608 m <sup>2</sup>	8 units	40,489.20	323,913.60	35,208.00
b. Lower Ground						
Meat & Fish Stalls			176 units	207.00	36,432.00	180.00
Grocery Stalls			80 units	227.70	18,216.00	198.00
<b>Subtotal</b>			<b>1,138 units</b>		<b>1,509,526.80</b>	
<b>1:3. Wharf Space</b>						
a. Marina			24 units	310.50	7,452.00	270.00
b. Free Slots			12 units	0.00	0.00	-
<b>Subtotal</b>			<b>36 units</b>		<b>7,452.00</b>	
<b>1:4. Parking Space</b>						
a. Covered Parking			4,686 units	165.60	776,001.60	144.00
b. Free Slots			1,302 units	0.00	0.00	-
<b>Subtotal</b>			<b>5,988 units</b>		<b>776,001.60</b>	
<b>1:5. Industrial Site</b>						
a. East Livelihood	900 m <sup>2</sup>	21,600 m <sup>2</sup>	24 units	15,975.23	383,405.40	13,891.50
	900 m <sup>2</sup>	21,600 m <sup>2</sup>	24 units	16,580.70	397,936.80	14,418.00
	1800 m <sup>2</sup>	21,600 m <sup>2</sup>	12 units	31,128.66	373,543.92	27,068.40
b. West Livelihood	900 m <sup>2</sup>	79,200 m <sup>2</sup>	88 units	15,473.25	1,361,646.00	13,455.00
	1080 m <sup>2</sup>	30,240 m <sup>2</sup>	28 units	18,837.00	527,436.00	16,380.00
<b>Subtotal</b>			<b>176 units</b>		<b>3,043,968.12</b>	
<b>Total</b>					<b>16,532,833.32</b>	

##### 2. Projected Income ( Simplified )

(In Thousand Pesos)

Particular	Subtotal	Total
<b>2.1. Gross Sales</b>		<b>16,532,833.32</b>
<b>2.2. Development Cost</b>		
a. Pre - Operating Cost	13,050.00	
b. Pre - Development Cost	65,611.67	
c. Land Development Cost	276,739.20	
d. General Building Construction Cost	10,726,533.54	
e. Professional Fee	362,602.34	
f. Contingencies 2%	228,890.73	11,673,427.47
<b>2.3. Gross Margin</b>	<b>29.39%</b>	<b>4,859,405.85</b>
<b>2.4. Operating Expense</b>		
a. E-VAT 3% (TAX FREE)	0.00	
b. Marketing Expenses	6,205,320.00 x .008	321,195.62
c. Project Management	3,374,584.08 x .012	80,111.76
d. Titling, Permits & Fees		126,290.19
e. Insurance		48,995.10
f. Maintenance		24,926.22
f. Contingencies 2%		12,030.38
		<b>613,549.26</b>

<b>Net Income before Interest</b>	<b>25.68%</b>	<b>4,245,856.58</b>
Interest Expense		1,238,991.93
<b>Net Income</b>	<b>18.19%</b>	<b>3,006,864.66</b>