



Offsite Strategy – Project Scenarios

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Client	Single storey school extension to provide eight classrooms and a dining hall	10-storey apartment block	50 new low-rise houses	Mixed housing and mid-rise apartment scheme	New high-rise hotel building
Location	Suburb with good transport links	Inner city close to major hospital and schools	Outer city with poor transport links	University city/town with significant housing demand	Inner city close to tourist attractions
Brief	Maximise site potential for completion by September, the start of the School year	Maximise site potential for optimum income/profit	Maximise site potential with a mix of social and affordable (right to buy) housing	Maximise site potential and value with a mix of house types and apartments	Maximise site potential for optimum income/profit; room demand currently exceeds supply
Constraints	All work must be completed during holiday time	Time restricted access and cash flow	Affordability and funding profile	Skills and labour shortage	Multi-storey buildings on 2 sides
Site Factors	Good ground conditions and transport links	Poor ground conditions, tunnels run under site	Extension of an existing development on brownfield site	10m height limitation, flood resilience required	Air quality issues in the locale and narrow access road

