



# Residential Base Land Value Assumptions

Uplift Proportion	50%	Apt	2Bed	3Bed	4 Bed	5Bed
Density per Ha		125	45	35	25	20

## Apartment Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	4528	13604	17700	60	60
Brownfield	7664	16740	20836	3196	3196
Market Comparable	8000	20000	24000	0	0

## 2 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	12578	37789	49167	167	167
Brownfield	21289	46500	57878	8878	8878
Market Comparable	22222	55556	66667	0	0

## 3 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	16171	48371	63000	0	0
Brownfield	27371	59786	74414	11414	11414
Market Comparable	28571	71429	85714	0	0

## 4 Bed House Plot Land

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	22640	67720	88200	0	0
Brownfield	38320	83700	104180	15980	15980
Market Comparable	40000	100000	120000	0	0

## 5 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	28300	84650	110250	0	0
Brownfield	47900	104625	130225	19975	19975
Market Comparable	50000	125000	150000	0	0

## Residential Land Values per Ha

Residual Land Value per Ha	1117000	3386000	4410000	0	0
Comparable Land Value per Ha	1000000	2500000	3000000	0	0

# Commercial Base Value Assumptions

## Industrial Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	41	1	1	1
Market Comparable	50	0	0	0
Residual	80	0	0	0

## Office Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	40	40	40	40
Market Comparable	0	0	0	0
Residual	0	0	0	0

## Food Retail Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	40	40	40	40
Market Comparable	0	0	0	0
Residual	0	0	0	0

## General Retail Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	40	40	40	40
Market Comparable	0	0	0	0
Residual	0	0	0	0

## Residential Institution Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	40	40	40	40
Market Comparable	0	0	0	0
Residual	0	0	0	0

# Commercial

## Hotel Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	40	40	40	40
Market Comparable	0	0	0	0
Residual	0	0	0	0

## Community Uses Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	40	40	40	40
Market Comparable	0	0	0	0
Residual	0	0	0	0

## Leisure Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	40	40	40	40
Market Comparable	0	0	0	0
Residual	0	0	0	0

## Agricultural Uses Land Value Sqm

	All Zones
Greenfield/Agricultural	1.5

## Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4
Car Sales	0	0	0	0

## Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4
Vehicle Repairs	0	0	0	0

## Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4