



# Commercial Base Land Value Assumptions

Uplift Proportion 50%

## Industrial Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	41	1	1	1
Brownfield	80	40	40	40
Market Comparable	50	0	0	0
Residual	80	0	0	0

## Office Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	41	1	1	1
Brownfield	80	40	40	40
Market Comparable	50	0	0	0
Residual	80	0	0	0

## Food Retail Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	354	1	1	1
Brownfield	393	40	40	40
Market Comparable	700	0	0	0
Residual	706	0	0	0

## General Retail Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	52	1	1	1
Brownfield	91	40	40	40
Market Comparable	100	0	0	0
Residual	102	0	0	0

## Residential Institution Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	26	1	1	1
Brownfield	65	40	40	40
Market Comparable	50	0	0	0
Residual	50	0	0	0

# Commercial

## Hotel Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	41	1	1	1
Brownfield	80	40	40	40
Market Comparable	80	0	0	0
Residual	80	0	0	0

## Community Uses Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	11	1	1	1
Brownfield	50	40	40	40
Market Comparable	20	0	0	0
Residual	20	0	0	0

## Leisure Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	26	1	1	1
Brownfield	65	40	40	40
Market Comparable	50	0	0	0
Residual	50	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	100	0	0	0

## Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4
Vehicle Repairs	50	0	0	0

## Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4