



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	6468	15544	19640	2000	2000
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	17967	43178	54556	5556	5556
Market Comparable	22222	55556	66667	0	0

3 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	16171	48586	63214	214	0
Brownfield	23100	55514	70143	7143	7143
Market Comparable	28571	71429	85714	0	0

4 Bed House Plot Land

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	22640	68020	88500	300	0
Brownfield	32340	77720	98200	10000	10000
Market Comparable	40000	100000	120000	0	0

5 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	28300	85025	110625	375	0
Brownfield	40425	97150	122750	12500	12500
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	26	1	1	1
Market Comparable	50	0	0	0
Residual	50	0	0	0

Office Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	1	1	1	1
Brownfield	25	25	25	25
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	25	25	25	25
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	25	25	25	25
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	25	25	25	25
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	25	25	25	25
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	25	25	25	25
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	25	25	25	25
Market Comparable	0	0	0	0
Residual	0	0	0	0

Agricultural Uses Land Value Sqm

	All Zones			
Greenfield/Agricultural	1.5	1.5	1.5	1.5

Sui Generis -

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

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

Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4