



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					
Existing Residential Use	8468	17544	21640		
Market Comparable					

2 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield					
Existing Residential Use	23522	48733	60111		
Market Comparable					

3 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield					
Existing Residential Use	30243	62657	77286		
Market Comparable	28571	71429	85714	0	0

4 Bed House Plot Land

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	22340	67720	88200	0	0
Existing Residential Use	42340	87720	108200		
Market Comparable	40000	100000	120000	0	0

5 Bed House Plot Value

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5
Greenfield	27925	84650	110250	0	0
Existing Residential Use	52925	109650	135250	25000	25000
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	50	0	0	0
Market Comparable				
Existing Residential Use	100	0	0	0