



Commercial Base Land Value Assumptions

Uplift Proportion 50%

Industrial Land Value Sqm

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

Office Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield				
Brownfield				
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	354	1	1	1
Brownfield	378	25	25	25
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	51	1	1	1
Brownfield	75	25	25	25
Market Comparable	100	0	0	0
Residual	100	0	0	0

Residential Institution Land Value Sqm

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

Commercial

Hotel Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	Light Blue	Light Blue	Light Blue	Light Blue
Brownfield	Light Blue	Light Blue	Light Blue	Light Blue
Market Comparable	Light Blue	Light Blue	Light Blue	Light Blue
Residual	Light Blue	Light Blue	Light Blue	Light Blue

Community Uses Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	Light Blue	Light Blue	Light Blue	Light Blue
Brownfield	Light Blue	Light Blue	Light Blue	Light Blue
Market Comparable	Light Blue	Light Blue	Light Blue	Light Blue
Residual	Light Blue	Light Blue	Light Blue	Light Blue

Leisure Land Value Sqm

	Zone 1	Zone 2	Zone 3	Zone 4
Greenfield	Light Blue	Light Blue	Light Blue	Light Blue
Brownfield	Light Blue	Light Blue	Light Blue	Light Blue
Market Comparable	Light Blue	Light Blue	Light Blue	Light Blue
Residual	Light Blue	Light Blue	Light Blue	Light Blue

Agricultural Uses Land Value Sqm

	All Zones
Greenfield/Agricultural	1.8

Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4
Car Sales	Light Blue	Light Blue	Light Blue	Light Blue

Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4
Vehicle Repairs	Light Blue	Light Blue	Light Blue	Light Blue

Sui Generis -

	Zone 1	Zone 2	Zone 3	Zone 4
	Light Blue	Light Blue	Light Blue	Light Blue