

Stage 1 Land Releases

Area	Road Length (m)	Road Type Unit Cost	Road Cost	Roundabout Cost	Culvert and I/A Drain Cost	Estimated Construction Cost	Costs inclusive of Contingency	Land Area for Sale	Land Sale Unit Cost	Sales	Percentage Cost of Selling	Cost of Selling
Goddard Lane Intermodal Access							\$6,916,973	156900	90	\$ 14,121,000.00	10%	\$ 1,412,100.00
Business Park Initial							\$5,786,271	107600	90	\$ 9,684,000.00	10%	\$ 968,400.00
							\$2,100,697	39500	130	\$ 5,135,000.00	10%	\$ 513,500.00
							\$14,803,940	304000		\$ 28,940,000.00		\$ 2,894,000.00
							TOTAL					

Cost estimates based on concept designs

Future Industrial Land Releases

Area	Road Length (m)	Road Type Unit Cost	Road Cost	Roundabout Cost	Culvert I/A Drain + Sewer Cost	Estimated Construction Cost	Costs inclusive of Contingency	Land Area for Sale	Land Sale Unit Cost	Sale potential	Percentage Cost of Selling	Cost of Selling
2	300	5875	\$1,762,500	0	2710000	\$2,033,500	\$2,338,525	81455	\$90	\$ 7,330,950.00	10.00%	\$ 733,095.00
3	680	5500	\$3,740,000	\$800,000	5420000	\$5,082,000	\$5,844,300	149964	\$90	\$ 13,496,760.00	10.00%	\$ 1,349,676.00
4	620	5700	\$3,534,000	\$800,000	8000000	\$5,134,000	\$5,904,100	82948	\$90	\$ 7,465,320.00	10.00%	\$ 746,532.00
5	760	5070	\$3,853,200	\$800,000	4742500	\$5,127,450	\$5,896,568	59430	\$90	\$ 5,348,700.00	10.00%	\$ 534,870.00
6	320	5070	\$1,622,400	0	4336000	\$2,056,000	\$2,364,400	55078	\$90	\$ 4,957,020.00	10.00%	\$ 495,702.00
7	350	5070	\$1,774,500	0	4742500	\$2,248,750	\$2,586,063	102806	\$90	\$ 9,252,540.00	10.00%	\$ 925,254.00
8	310	5070	\$1,571,700	0	4200500	\$1,991,750	\$2,290,513	79522	\$90	\$ 7,156,980.00	10.00%	\$ 715,698.00
HV Power						\$750,000	\$862,500					
9	450	5520	\$2,484,000	0	3387500	\$2,822,750	\$3,246,163	51064	\$90	\$ 4,595,760.00	10.00%	\$ 459,576.00
10	310	5875	\$1,821,250	0	4336000	\$2,254,850	\$2,593,078	57226	\$90	\$ 5,150,340.00	10.00%	\$ 515,034.00
11	500	5070	\$2,535,000	0	4065000	\$2,941,500	\$3,382,725	47327	\$90	\$ 4,259,430.00	10.00%	\$ 425,943.00
12	440	5520	\$2,428,800	0	4065000	\$2,835,300	\$3,260,595	49181	\$90	\$ 4,426,290.00	10.00%	\$ 442,629.00
13	420	5070	\$2,129,400	0	4065000	\$2,535,900	\$2,916,285	61871	\$90	\$ 5,568,390.00	10.00%	\$ 556,839.00
14	380	5520	\$2,097,600	0	1355000	\$2,233,100	\$2,568,065	56867	\$90	\$ 5,118,030.00	10.00%	\$ 511,803.00
15	720	5070	\$3,650,400	0	4065000	\$4,056,900	\$4,665,435	187907	\$90	\$ 16,911,630.00	10.00%	\$ 1,691,163.00
Total Road Length m	8800					Total - Future development costs	\$65,746,305	Total sales potential	\$ 140,992,600.00			

Future Business Park Land Releases

B1	260	5875	\$1,527,500	0	0	\$1,527,500	\$1,756,625	58385	\$130	\$ 7,590,050.00	10.00%	\$ 759,005.00
B2	400	5875	\$2,350,000	0	0	\$2,350,000	\$2,702,500	48787	\$130	\$ 6,342,310.00	10.00%	\$ 634,231.00
B3	500	5070	\$2,535,000	0	1626000	\$2,697,600	\$3,102,240	71486	\$130	\$ 9,293,180.00	10.00%	\$ 929,318.00
B4	150	5070	\$760,500	0	2710000	\$1,031,500	\$1,186,225	28484	\$130	\$ 3,702,920.00	10.00%	\$ 370,292.00
B5	430	5070	\$2,180,100	0	2710000	\$2,451,100	\$2,818,765	36213	\$130	\$ 4,707,690.00	10.00%	\$ 470,769.00
B6	500	5070	\$2,535,000	0	4742500	\$3,009,250	\$3,460,638	63987	\$130	\$ 8,318,310.00	10.00%	\$ 831,831.00

Spare (land below intermodal)								54081				
Intermodal land								95311				
Total Roads sqm								264000				
Land release Stage 1 ha								304000				
Total land ha								2451380				
% of saleable land remaining after Stage 1												83%

Area	Land Area
I2	81455
I3	149964
I4	82948
I5	59430
I6	55078
I7	102806
I8	79522
I9	51064
I10	57226
I11	47327
I12	49181
I13	61871
I14	56867
I15	187907
B1	58385
B2	48787
B3	71486
B4	28484
B5	36213
B6	63987