

WDC - Title Development Analysis	<i>Development of 1 ne</i>
	Area (ha)
Income	
Sell New 1 ha title developed on farm	
less GST	
Net Realisation	
less Agent Fee's 3.5%	
less legal	
Net Realisation/title	
Profit/Risk Factor (%)	25
Outlay	
Less Development Costs (GST Ex.)	
Fencing	<i>length (m)</i>
Plants	<i>no. per ha</i>
Plant Costs	<i>per title</i>
Consent & Title Costs	<i>per title</i>
Physical Works for Site Development (Power, Roothing etc)	<i>per title</i>
Fencing Cost	<i>per title</i>
Costs per title	
<i>Costs/ha covenanted</i>	
Less Interest on Costs 3 years	4%
Value of Farm Land Lost to Development & new title	Total
Farmland Values range from \$10,000-\$120,000/ha	<i>Per ha value</i>
Average Land Value/ha in region	<i>Per ha</i>
(Further Expense) or profit for farmer	<i>Per ha</i>
Revised Profit per new title	<i>per title</i>
Revised Profit Risk Factor	
Note: if per ha values are below the farms per ha market value then this is a loss to	
This can be rectified by either reducing the area to be revegetated or increase the n	

WDC - Title Development Developer Analysis	<i>Development of TDR</i>
Area required for Revegetation	(ha)
Income	
Sell TDR @ \$133,000 incl GST (adjust for No. of TDR's)	1
less GST	
Net Realisation before Selling Expenses	
less Agent Fee's 3.5%	
less legal	

Net Realisation/title	
Profit/Risk Factor (%)	25
Outlay	
Less Development Costs (GST Ex.)	
Fencing	<i>length (m)</i>
Plants	<i>no. per ha</i>
Plant Costs	<i>per title</i>
Consent & Title Costs	<i>per title</i>
Physical Works for Site Development (not required for TDR)	<i>per title</i>
Fencing Cost	<i>per title</i>
Costs per title	
<i>Costs/ha covenanted</i>	
Less Interest on Costs 3 years	4%
Value of Farm Land Lost to Development	Total
(Farmland Values range from \$10,000-\$120,000/ha)	<i>Per ha</i>
Average Land Value/ha in region	<i>Per ha</i>
(Further Expense) or profit for farmer	<i>Per ha</i>
Revised Profit per new title	<i>per title</i>
Revised Profit Risk Factor	
Note: if per ha values are below the farms per ha market value then this is a loss to This can be rectified by either reducing the area to be revegetated or increase the n	

new title for an Average Waikato Bare Lifestyle Block

Natural Revegetation 10	Wetland 1	Bush 4	Riparian 2
\$350,000	\$350,000	\$350,000	\$350,000
\$45,652	\$45,652	\$45,652	\$45,652
\$304,348	\$304,348	\$304,348	\$304,348
\$10,652	\$10,652	\$10,652	\$10,652
\$3,000	\$3,000	\$3,000	\$3,000
\$290,696	\$290,696	\$290,696	\$290,696
\$58,139	\$58,139	\$58,139	\$58,139
\$232,557	\$232,557	\$232,557	\$232,557
1264	400	800	565
0	8000	5250	6500
\$0	\$32,000	\$84,000	\$52,000
\$35,000	\$35,000	\$35,000	\$35,000
\$47,500	\$52,500	\$57,500	\$52,500
\$25,280	\$8,000	\$16,000	\$11,300
\$107,780	\$127,500	\$192,500	\$150,800
\$10,778	\$127,500	\$48,125	\$75,400
\$12,934	\$15,300	\$23,100	\$18,096
\$111,843	\$89,757	\$16,957	\$63,661
\$10,168	\$44,878	\$3,391	\$21,220
\$10,000	\$15,000	\$10,000	\$20,000
\$168	(\$121.74)	(\$6,609)	\$1,220
\$59,982	\$57,896	\$25,096	\$61,800
20.63%	19.92%	8.63%	21.26%
the farmer			
number to TDR or new titles			

in average Waikato Area

Natural Revegetation 10	Wetland 1	Bush 4	Riparian 2
\$133,000	\$133,000	\$133,000	\$133,000
\$17,348	\$17,348	\$17,348	\$17,348
\$115,652	\$115,652	\$115,652	\$115,652
\$4,048	\$4,048	\$4,048	\$4,048
\$3,000	\$3,000	\$3,000	\$3,000

\$108,604	\$108,604	\$108,604	\$108,604
\$21,721	\$21,721	\$21,721	\$21,721
\$86,883	\$86,883	\$86,883	\$86,883
1264	400	800	565
0	8000	5250	6500
\$0	\$32,000	\$84,000	\$52,000
\$35,000	\$35,000	\$35,000	\$35,000
\$0	\$0	\$0	\$0
\$25,280	\$8,000	\$16,000	\$11,300
\$60,280	\$75,000	\$135,000	\$98,300
\$6,028	\$75,000	\$33,750	\$49,150
\$7,234	\$9,000	\$16,200	\$11,796
\$19,370	\$2,883	(\$64,317)	(\$23,213)
\$1,761	\$1,442	(\$12,863)	(\$7,738)
\$10,000	\$15,000	\$10,000	\$20,000
(\$8,239)	(\$13,558)	(\$22,863)	(\$27,738)
(\$60,670)	\$8,163	(\$69,732)	(\$33,754)
-55.86%	7.52%	-64.21%	-31.08%
the farmer			
umber to TDR or new titles			