

8.3 Surf Beach Sunderland Bay Intent to Declare a Special Charge Scheme

Division

Place Making

Council Plan Strategic Objective

Our Places

Strengthening the connection between people and the public places they share

Declaration

The author has no general or material interests in relation to this report.

Summary

The purpose of this report is to present to Council a proposed special charge scheme for road and drainage upgrade works at Surf Beach and Sunderland Bay estates.

At the March 2023 Council meeting, Council adopted Concept Option 1: Base Case (with modifications), which is included in AT-1. Since that decision, detailed costings and a funding model for delivery have been prepared.

It is recommended that, in accordance with the Proposed Declaration of Special Charge (AT-4), Council give public (and other statutory) notice of its intention to declare a special charge scheme for the upgrade of road and drainage infrastructure within the Surf Beach and Sunderland Bay area. The recommendation, if adopted by Council, signifies the start of the special charge scheme process in accordance with the requirements of the Local Government Act 1989. This will enable Council, in a formal sense, to ascertain the level of support and/or objection through the written objections and/or submissions process, in accordance with the legislated requirements of the Local Government Act 1989.

Recommendation

That Council:

1. Commences the statutory process under section 163 of the Local Government Act 1989 (as amended by section 6 of the Local Government Legislation Amendment (Rating and Other Matters) Act 2022) to declare at the 13 December 2023 Council Meeting a Special Charge for the purpose of defraying the expenses and costs to be incurred by Council in relation to the construction and drainage of the roads in the Surf Beach and Sunderland Bay Estate area to be known as the 'Surf Beach and Sunderland Bay Area Special Charge Scheme Number 66' (Special Charge or Scheme).

2. In accordance with sections 163(1A) and 163B(3) of the Local Government Act 1989, directs that public notice of the proposed declaration be given in 'The Age', 'South Gippsland Sentinel Times' and 'Phillip Island and San Remo Advertiser' of the intention of Council to declare at the 13 December 2023 Council Meeting a Special Charge in the form of the attachment to this resolution (Proposed Declaration of Special Charge) (Attachment 4 and including Schedule 1 and Schedule 2 and also the statement pursuant to sections 163(2)(a), (2A) and (2B) of the Local Government Act 1989 (Benefit Ratio Statement (Attachment 2)) such Special Charge to be for the purposes specified in paragraph 1 and otherwise set out in the Proposed Declaration of Special Charge.
 3. Further directs in accordance with section 163(1C) of the Local Government Act 1989 that separate letters enclosing a copy of the public notice be sent to the owners of the properties referred to and set out in Schedule 2 to the Proposed Declaration of Special Charge advising of the intention of Council to declare the Special Charge at the 13 December 2023 Council Meeting, the amount for which each property owner will be liable, the basis of the calculation and distribution of the Special Charge and notifying such persons that any submissions and/or objections in writing in relation to the Proposed Declaration of Special Charge must be received by 11 October 2023 and will be considered and/or taken into account by Council in accordance with sections 163A, 163B and 223 of the Local Government Act 1989.
 4. Establishes and appoints a Committee under section 223(1)(b)(i) of the Local Government Act 1989 comprised of the Mayor and the three Western Port Ward Councillors to hear any persons who have requested that they be heard in support of their submissions.
 5. Authorises the Council's General Manager Place Making or the person for the time being acting in that position to carry out any and all other administrative procedures to enable Council to carry out its functions under section 163A and sections 163(1A), (1B) and (1C) and sections 163B and 223 of the Local Government Act 1989.
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Background

Council's Urban Roads and Drainage Improvement Policy 2019 provides a framework for future upgrades to areas across Council with unconstructed streets and inadequate drainage. The Surf Beach and Sunderland Bay estates are now the highest priority within the priority list within the Policy. The funding mechanism for these types of upgrades shall be adopted through Council resolution. Funding sources may include:

- direct Council contribution;
- external grants, funding, or contributions;
- A special rate or charge in accordance with Section 163 of the *Local Government Act 1989*; and / or
- a combination of the above.

The special charge provisions allow for costs to be equitably attributed to those that receive a benefit.

In accordance with the statutory procedures under Section 163 of the Local Government Act 1989 for declaring and levying a special charge, community engagement is undertaken to identify problems and prepare a concept plan to resolve the issues.

Council commenced consultation with the Surf Beach and Sunderland Bay communities about a Special Charge Scheme in 2021. A questionnaire and letter were sent to property owners and property owners were asked if they agreed that road and drainage improvement works in the area were needed and if they would be prepared to contribute towards the costs.

Of the 1033 property owners invited to respond, 293 questionnaires were received. 221 of 293 property owners responded that road and drainage improvement work in some forms were needed. Of those that responded, 139 of property owners indicated that they would like the road and drainage upgrade to occur and would be willing to contribute towards the project. 154 of property owners responded indicating that they would not be willing to contribute towards the project.

At the 16 March 2022 Council Meeting, Council resolved to:

1. *Proceed to the Project Planning phase which will include the preparation of concept plans, cost estimates and a distribution of costs, for a potential road and drainage upgrade project for the Surf Beach and Sunderland Bay estates.*
2. *Have the concept plans presented back to Council at a later date for consideration.*

Since May 2022, Council officers have been through an extensive process of community engagement to develop a range of different concept design options. There have been three questionnaires sent to property owners.

- Questionnaire 1 in May 2022 sought feedback on features the community would like to see included in the concept options.

- Questionnaire 2 in September 2022 sought the views of a Community Reference Group made up of 135 property owners which had four concept plan options with varying features included.
- Questionnaire 3 in November 2022 used the feedback from the Community Reference Group and presented 3 concept plan options to all property owners. This questionnaire sought views regarding whether property owners were generally supportive or opposed to the concept plan options. This final questionnaire requested respondents to select a preferred concept plan from three options, which is summarised below, with cost ranges shown.

A high level description of the three concept options presented to the community in Questionnaire 3 are shown in the table below:

Concept Option	Cost range	Inclusions
1: Base Case	\$25.5-\$31.2M	Sealing roads, installing underground drainage and associated kerb and channel, installing one concrete footpath on all road reserves and traffic calming with speed humps.
2: Street Enhancements	\$26.0-\$31.8M	Sealing roads, installing underground drainage and associated kerb and channel, installing one concrete footpath on all road reserves and traffic calming with a combination of landscaped narrowing's, raised safety platforms, threshold treatments and speed humps.
3: Shared Path	\$26.5M-\$32.4M	Sealing roads, installing underground drainage and associated kerb and channel, installing one concrete footpath on all road reserves, traffic calming with a combination of landscaped narrowing's, raised safety platforms, threshold treatments and speed humps and a wider / coloured shared path along The Esplanade.

Each of the concept options presented included the installation of downstream Wetlands, Water Sensitive Urban Design (WSUD) swales in nature strips and sealing the beach car parks. The wetlands and swales would provide downstream water quality improvements and environmental improvements for wildlife habitat.

The sealing of beach car parks along beaches will be considered as part of the project and funded by Council as these primarily are a benefit for the wider community.

Results from Questionnaire 3 showed there was 25% of overall properties that generally supported at least one of the concept options. 24% of the property owners were opposed to all 3 concept options and were generally opposed to the scheme. 51% of property owners did not respond to the survey. The results also showed a strong preference towards the 'base case' (minimal costs) option. The 'base case' option also was the most generally supported and least generally opposed.

There was also a petition containing 667 signatures (representing 399 property owners in the estates) opposed to the potential special charge scheme received by Council at the 15 February 2023 Council Meeting.

It is noted that the petition has been considered without the full package of information related to the proposed upgrade. It is for this reason that Council continued to progress with adopting a preferred design option for costing and development of a funding model. This will allow all property owners to make an informed decision, based on an agreed design option and funding model with apportioned costs, on whether they would like to participate in the scheme.

Considering the various levels of support for each of the three concept options, the receipt of a petition and other feedback provided from property owners, it was determined that generally the local community wanted a project with the following key aspects:

- **Minimal cost treatment option**, as this was generally preferred by the community.
- **Minor enhancements and landscaping improvements**, to reduce costs to property owners, which includes some concrete footpaths, reduced width of footpaths at selected locations, potential coloured footpath along The Esplanade (subject to funding source), alternative material for footpaths in selected locations, road narrowing's instead of speed humps and threshold intersection treatments at selected safety locations.
- **Road narrowing's treatments instead of speed humps**, as these are lower cost and are a more environmentally friendly option for traffic calming, have less footprint, less pavement and provide more opportunity for future landscaping and vegetation.
- **Threshold treatments**, at Y and cross intersections, as well as other selected locations based on identified safety needs. These intersection threshold treatments are a coloured surface treatment change and improve safety at intersections.
- **Water Sensitive Urban Design (WSUD) swales in nature strips**, to improve downstream water quality and the environment for wildlife habitat, as well as indirectly assisting with aesthetic improvements and landscaping along streets.

At the 15 March 2023 Council Meeting, Council resolved to:

1. *Adopt Concept Option 1: Base Case (with modifications) for the full upgrade of roads and drainage improvements in Surf Beach and Sunderland Bay estates as the preferred design option.*
2. *Proceed to cost estimating and proposed funding model including distribution of costs for consideration at a future meeting of Council.*
3. *Advise the head petitioner of Council's decision, regarding the petition against the Surf Beach / Sunderland Bay Potential Special Charge Scheme.*

Discussion

Apportionment of costs

Council must determine the 'Maximum Total Amount' that may be levied on landowners in accordance with the Act. This is calculated using a Benefit Ratio. The 'Benefit Ratio Statement' attached to the report (AT-2) provides a full description about how the benefit ratio has been calculated and is being recommended to Council.

The distribution of all leviable costs ('Maximum Total Levy') to property owners is calculated based on:

- Road component distribution of costs
 - 75% equally sharing
 - 25% distributing costs based on frontage and side boundaries
- Drainage component distribution of costs
 - 100% distributing costs based on area

A full description of the apportionment method, including where discounts for various considerations are applied is included in the Apportionment Distribution Statement AT-3.

This apportionment methodology is considered to be the fairest and most appropriate and reasonable amongst all apportionment options available to Council.

Payment Options for Landowners

The total estimated project cost for Concept Option 1: Base Case (with modifications) of the Surf Beach and Sunderland Bay Road and Drainage Upgrade is \$35,049,972. After deduction of the additional amounts which Council will pay for, the Maximum Total Levy amount that can be charged to all landowners who will receive a special benefit from the works is calculated to be \$26,665,989.

The contribution to the cost of the proposed scheme for each individual property included in the scheme is estimated to be in the order of \$5,170.21 up to \$77,857.32.

The Local Government Act 1989 makes provision for Council to determine the payment options for a scheme that best suits the project. It requires as a minimum that Council offer:

- payment by lump sum, minimum 28 days
- payment plan, with quarterly repayments over a minimum period of four years

It is proposed that if this special charge scheme were to proceed then the following payment options be offered:

- Payment Option 1 Lump Sum Payment – payment of the Special Charge in full within 90 days; and
- Payment Option 2 Instalment Payment Plan - payment of the Special Charge in 40 quarterly instalments over 10 years, with interest. Interest will be charged on the reducing balance of the principal each quarter at the rate of 1% above the estimated borrowing costs of the Council. If a ratepayer is late with payment of an instalment, penalty interest will be charged on the balance of principal due each quarter.
- Payment Option 3 Instalment Payment Plan - payment of the Special Charge in 80 quarterly instalments over 20 years, with interest. Interest will be charged on the reducing balance of the principal each quarter at the rate of 1% above the estimated borrowing costs of the Council. This option is subject to the property owner being deemed for financial hardship by Council in accordance with the Council Financial Hardship Policy. If a ratepayer is late with payment of an instalment, penalty interest will be charged on the balance of principal due each quarter.

If approved, it is proposed the first invoice will list the three payment options. The landowner will elect a payment option by ensuring that Council receives payment for that option by the relevant due date.

Council has a Debt Management Policy and also a Financial Hardship Policy. Council's Policies are available to help those ratepayers who may experience financial hardship from the imposition of a scheme. Property owners having difficulty paying are encouraged to contact Council's revenue service team and confidentially discuss payment options that take into account their current situation. Property owners who reside in the affected property and their only form of income is a Government pension may qualify for hardship assistance

If property owners do not elect a payment option by the relevant date, then Payment Option 2 will be the default option.

Calculation of Council's estimated borrowing costs

Section 167 (6B) of the Local Government Act 1989 states that Council;

“may include in the amount of an instalment a component for reasonable interest costs the total of which must not exceed the estimated borrowing costs of the Council in respect of the performance of the function or the exercise of the power in respect of which the special rate or special charge is to be levied by more than 1%”

For example, if the rate that Council would be able to obtain funds from its bank is 5%, then the interest rate charged to landowners, who opt for Payment Option 2 or 3 would be 6%.

Sustainability Implications

The proposed concept design provides a balance between minimising the funding implications whilst including appropriate safety and environmental features such as traffic calming measures and WSUD assets.

Finances

The estimated costs of the concept design option which was adopted by Council for the upgrade of roads and drainage for the Surf Beach and Sunderland Bay area are as follows.

	Council Adopted Design Option
Total Project Cost	\$35,049,972
Council 50% Contribution towards footpaths	\$375,856
Council Contribution to upgrade Sunderland Bay Road	\$688,931
Council Contribution to install water sensitive urban design swales within the estate	\$293,456
Council Contribution to seal beach carparks	\$351,024
Total Scheme Cost	\$33,340,822
Maximum Total Levy to be recovered from Property Owners	\$26,665,989
Council Contribution to Scheme Costs	\$6,674,833
Total Council Contribution	\$8,383,983

As shown above, Council's contribution to the project would be \$8,383,983.

The total project cost of \$35,049,972 allows for construction to commence in late 2025.

The current expenditure to date for the investigation, survey, geotechnical investigations, planning, consultation, design and estimates is outlined in the table below.

Financial Year	Expenditure
2021/22	\$69,180
2022/23	\$419,045
2023/24 (budgeted)	\$459,000

The current total expenditure to date on the project, plus what is budgeted in the current financial year is \$947,225. This has been fully funded by Council and includes the necessary work and external studies to progress the design and investigations for the project. This work is allowed for in the overall project estimate of \$35,049,972.

The remaining Council contribution to be allowed for in upcoming capital works programs, should the special charge scheme proceed is \$7,436,758. This is consistent with Council's Long Term Financial Plan.

Once construction of a project is completed and after a subsequent 12 month defects liability period, actual costs for the entire project can be determined.

Section 165 of the Act outlines that if Council receives more money than it requires from a special charge, it must make a refund proportionate to the contributions received to the current owners of the land. Should actual costs exceed estimated costs, Council may decide to recover the additional costs. However in accordance with the Act this potential increase is limited to a maximum of 10% should Council decide to pass on these extra costs to abutting property owners.

Stakeholders

There are various stakeholders that would need to be considered as part of any potential road and drainage upgrade in the Surf Beach and Sunderland Bay estates.

Currently there are 1041 properties which may receive a direct benefit from a potential road and drainage upgrade in the Surf Beach and Sunderland Bay estates.

Other key stakeholders include:

- Property owners in the area that may get a benefit but indirectly
- Other ratepayers of Bass Coast Shire
- Visitors to the area
- Phillip Island Nature Parks
- Bass Coast Shire Council
- Melbourne Water

- Western Port Water
- The Department of Transport and Planning (formally VicRoads)
- Ausnet Services
- Telecommunications service providers

Extensive community engagement over 15 months has been undertaken with key stakeholders to collate and share the road and drainage concerns and develop concept options to resolve the issues.

Conclusion

As per Council's Urban Road and Drainage Improvement Policy, the Surf Beach and Sunderland Bay estates are the highest priority areas for possible infrastructure upgrades to be undertaken within the Shire.

This priority was further confirmed through community engagement where residents and ratepayers in the area identified a number of significant infrastructure issues that are most appropriately resolved through a road and drainage upgrade project. These issues include concerns with drainage, dust generated from unsealed roads, traffic safety issues and a need for safe pedestrian passage through the estate.

Extensive community engagement assisted in developing concept plans with a preferred option adopted by Council. The adopted option responds to the needs of the community to provide appropriate infrastructure for the urban area of Surf Beach and Sunderland Bay estates. This report includes costs and recommends a funding model for the full upgrade of roads and drainage for the Surf Beach and Sunderland Bay area.

It is recommended that Council proceed to commence the formal statutory scheme process by resolving to issue a public notice of its intention to declare a special charge scheme for the purpose of improving road and drainage infrastructure within the Surf Beach and Sunderland Bay area, in accordance with the Proposed Declaration of Special Charge (AT-4).

Governing Documents

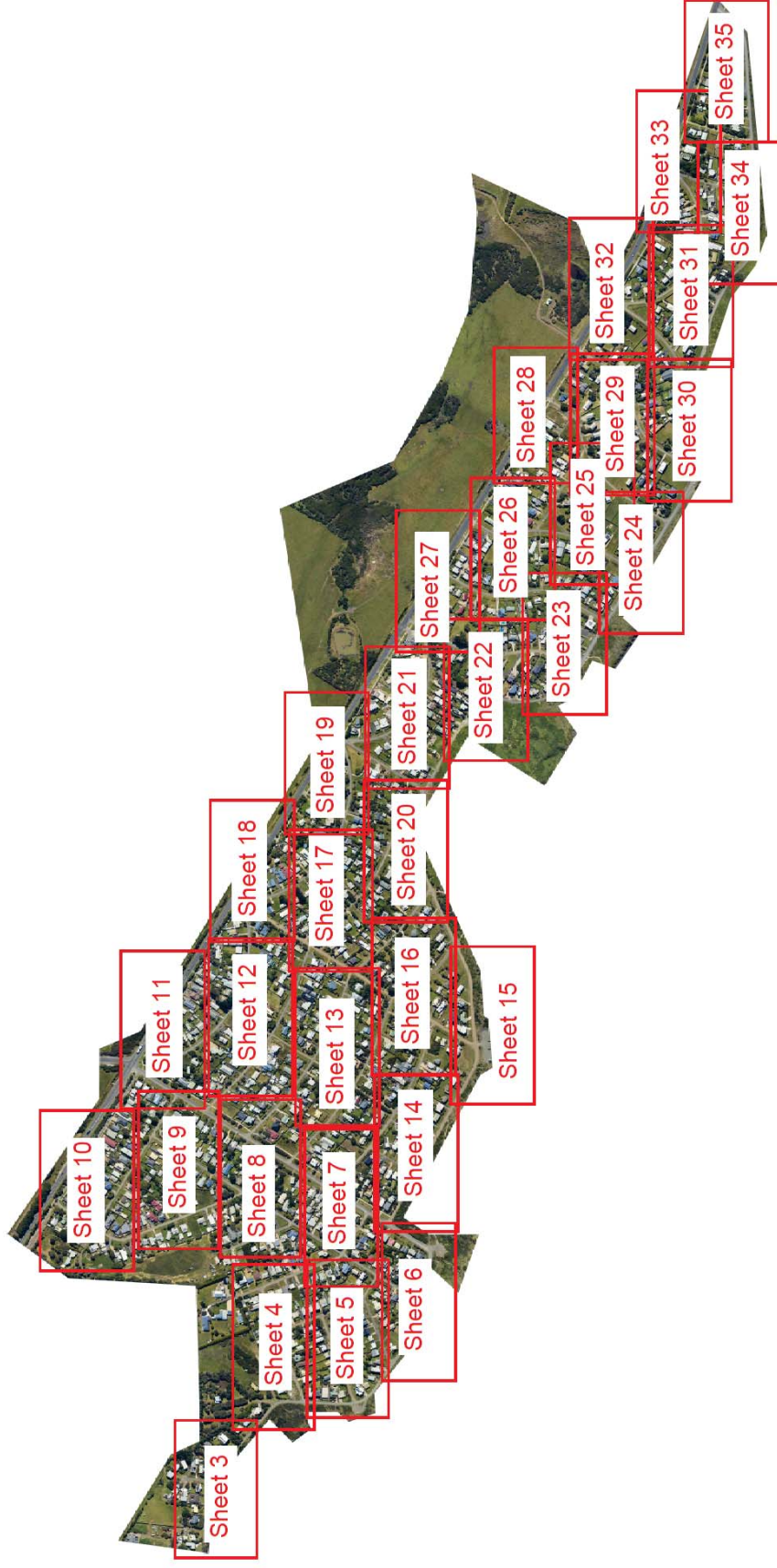
There are 5 governing documents listed below that are related to this proposed upgrade project and detailed in AT-5.

- Local Government Act 1989
- Local Government Act 2020
- Council Plan 2021-25
- Bass Coast Planning Scheme
- Asset Management Policy 2022-2026
- Urban Roads and Drainage Improvement Policy 2019

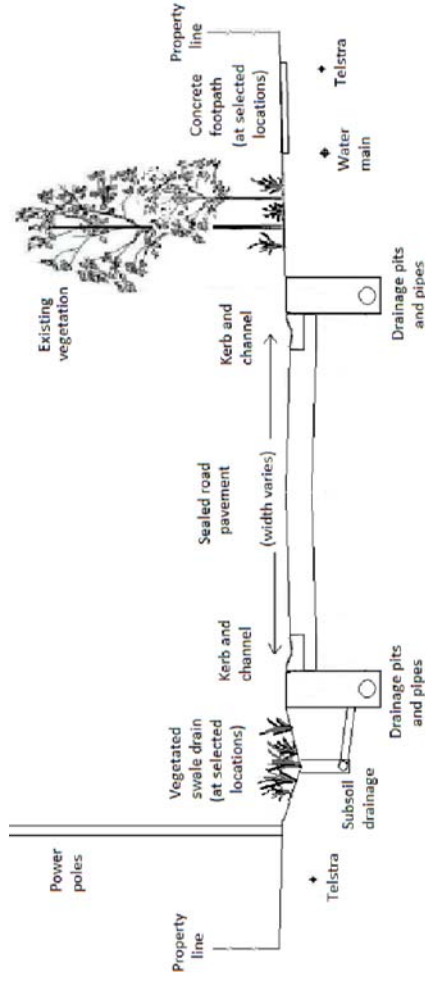
Attachments

1. A T-1 Concept Plans Surf Beach Sunderland Bay [8.3.1 - 35 pages]
2. A T-2 Benefit Ratio Statement [8.3.2 - 34 pages]
3. A T-3 Apportionment and Distribution Statement [8.3.3 - 54 pages]
4. A T-4 Proposed Declaration and Schedules 1 and 2 [8.3.4 - 12 pages]
5. A T-5 Governing Documents [8.3.5 - 7 pages]

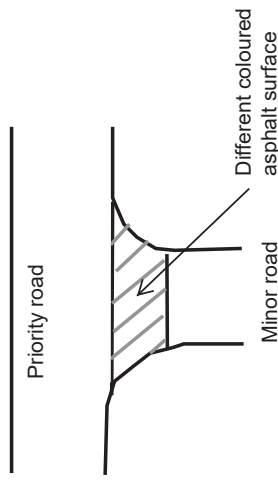
KEY PLAN OF LAYOUT SHEETS



STANDARD CROSS SECTION (WITH FOOTPATH)



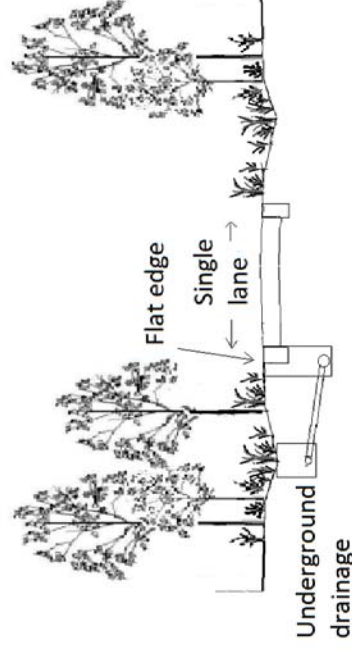
THRESHOLD TREATMENT
(TO HIGHLIGHT INTERSECTION PRIORITY
AND REMOVE SEE THROUGH EFFECT
FOR ROAD SAFETY)



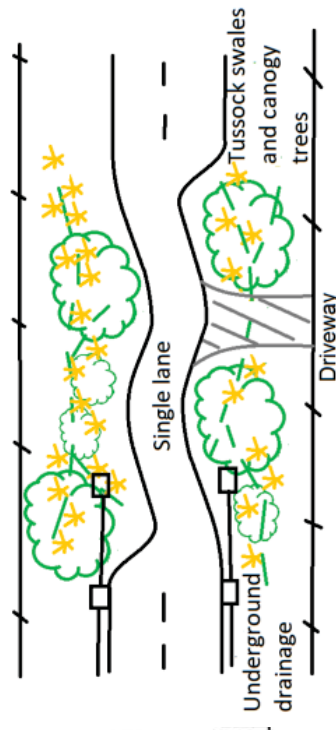
NOTES

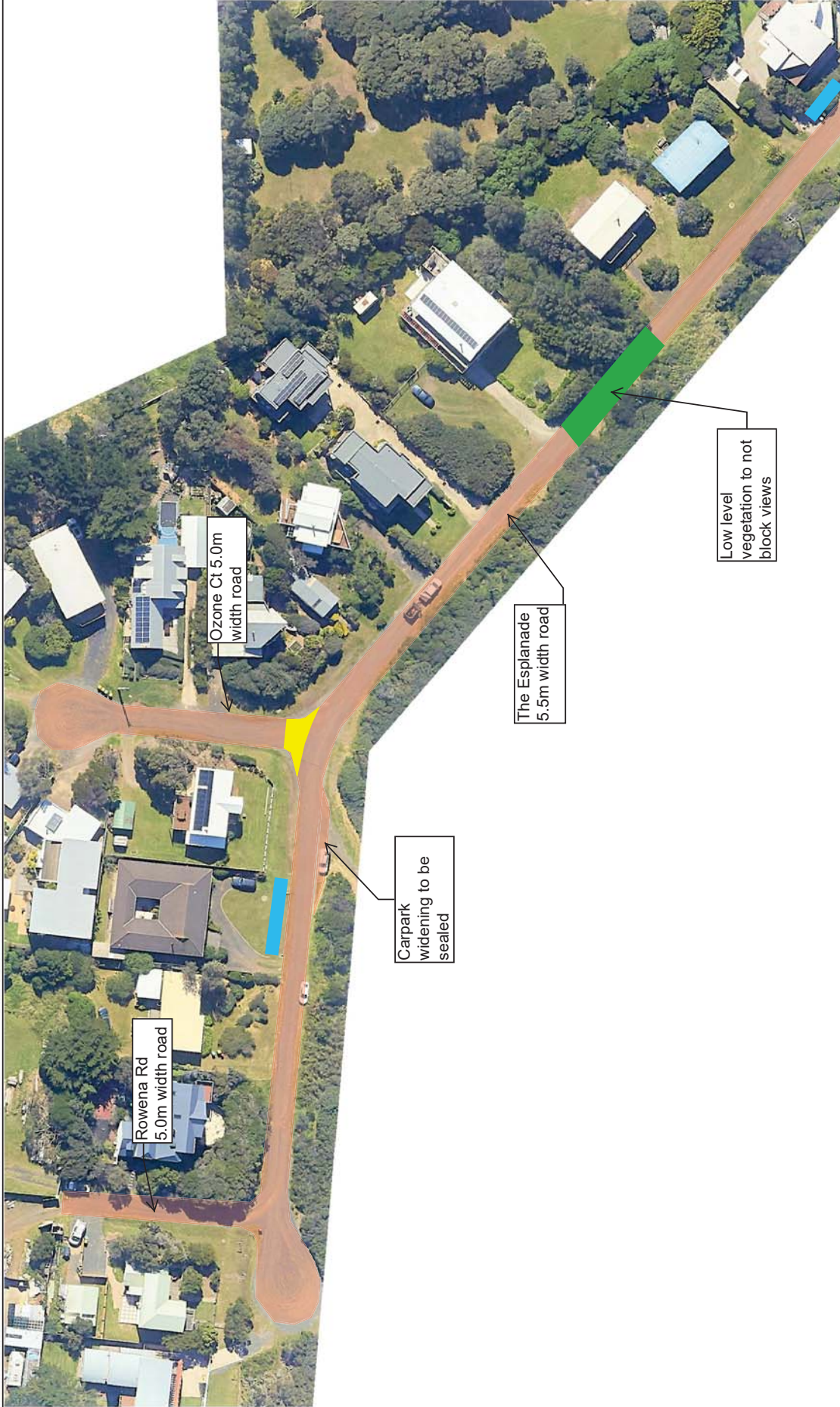
1. Underground drainage pipes not shown on plan. These will be under kerbs and also at back of lots (where required in drainage easements).
2. Road widths marked on plan indicative and subject to change during detailed design due to service locations or minimising vegetation impacts.
General criteria used to select road widths
>500v/d = 7.3m
200-500v/d 6.0m
<200v/d = 5.5m
serves < 15 properties or to limit vegetation impacts = 5.0m
3. Road narrowings and WSUD swales indicative location only shown. Locations subject to change during detailed design and depend on underground service locations and driveways. In some locations driveways will need to be incorporated or alternative traffic management arrangements considered. Driveway turning requirements to be discussed with owners.
4. Threshold treatments are different coloured asphalt to highlight intersection priority, remove see through effects and improve road safety.
6. Potential WSUD swales are dependent on existing service depths.

ROAD NARROWINGS: CROSS SECTION



ROAD NARROWINGS: CROSS SECTION





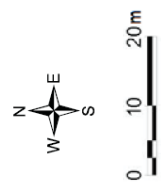
Rowena Rd
5.0m width road

Ozone Ct 5.0m
width road

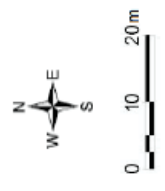
The Esplanade
5.5m width road

Carpark
widening to be
sealed

Low level
vegetation to not
block views



- Legend
- 1. Sealed road
 - 2. Narrowing and WSUD swales
 - 3. Threshold treatment
 - 4. 1.5m wide concrete footpath
 - 5. Potential WSUD swale



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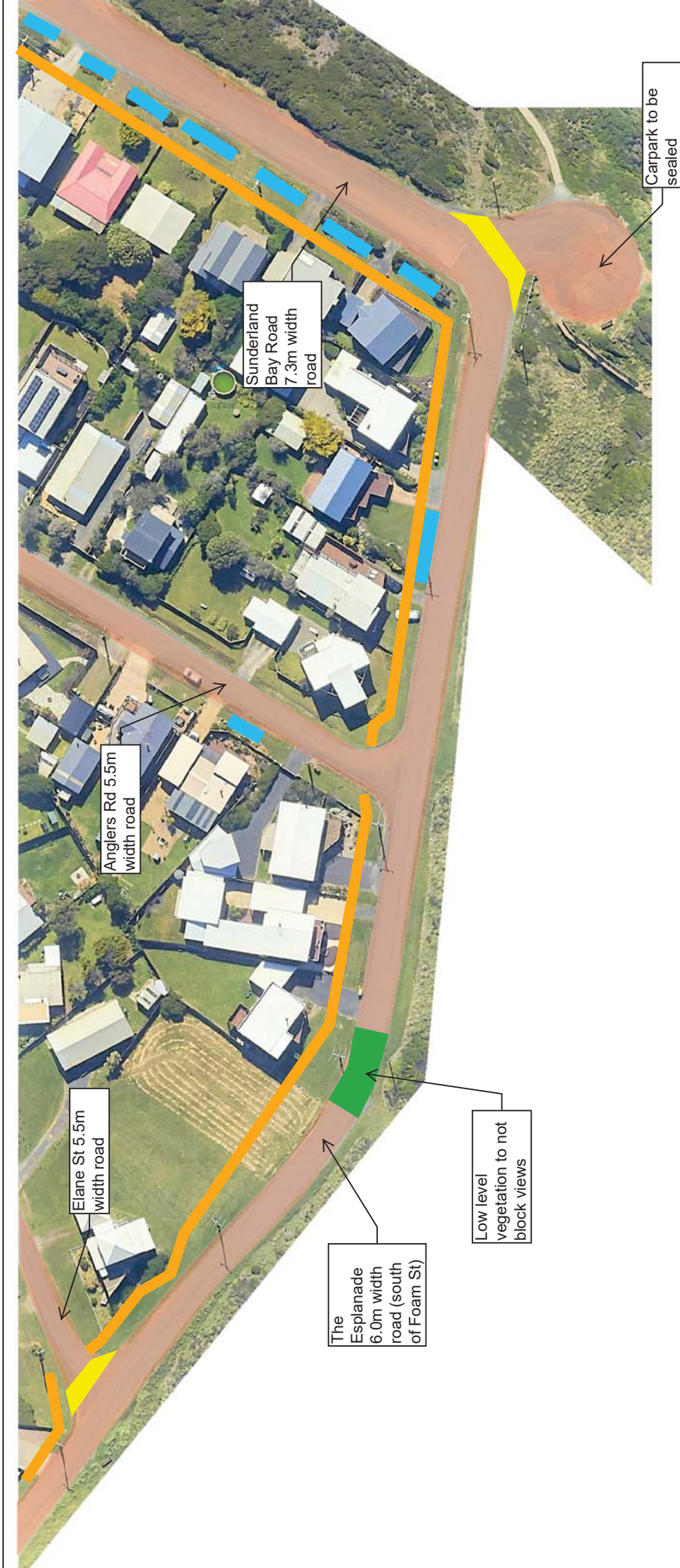


Legend

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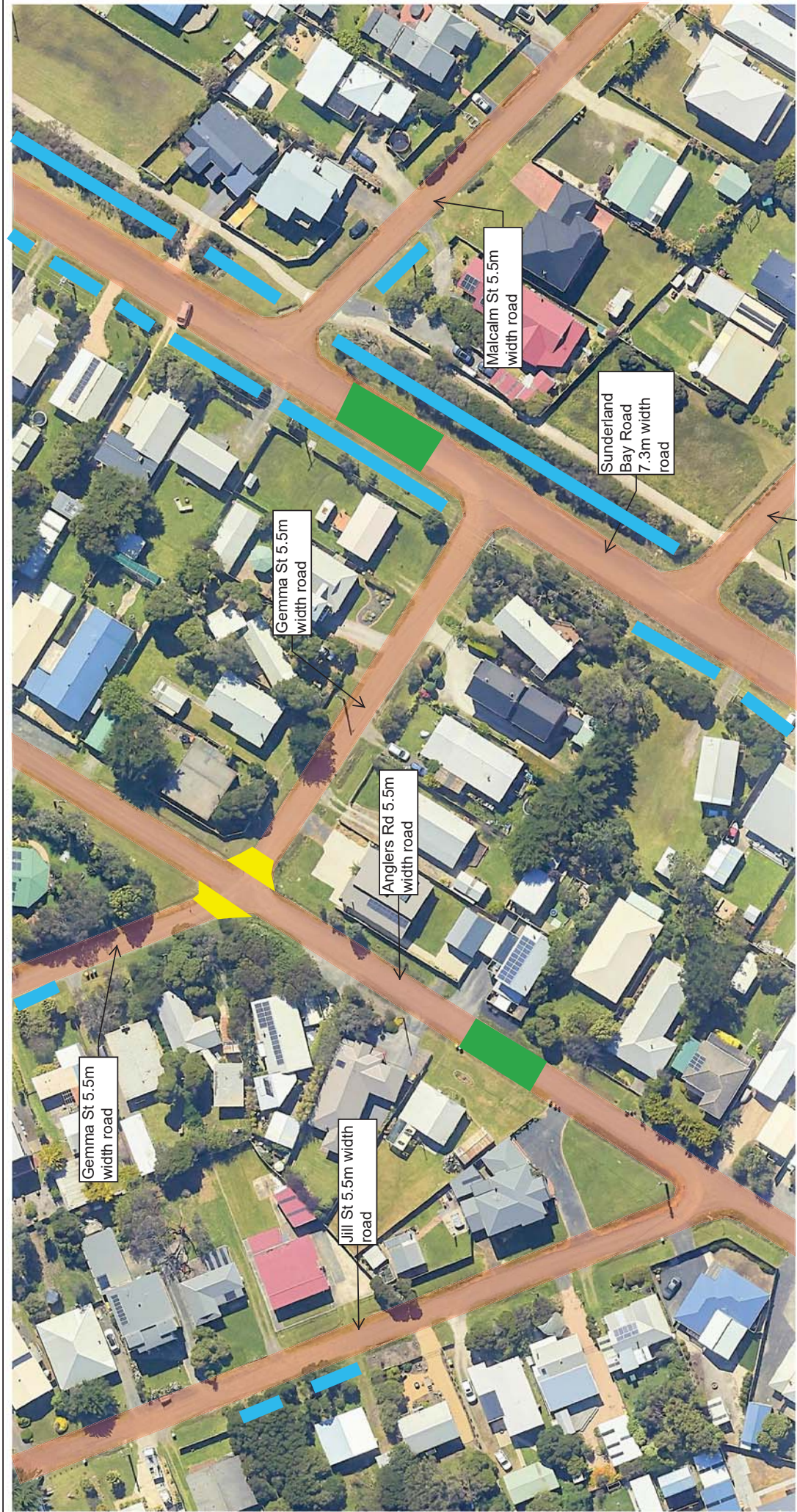
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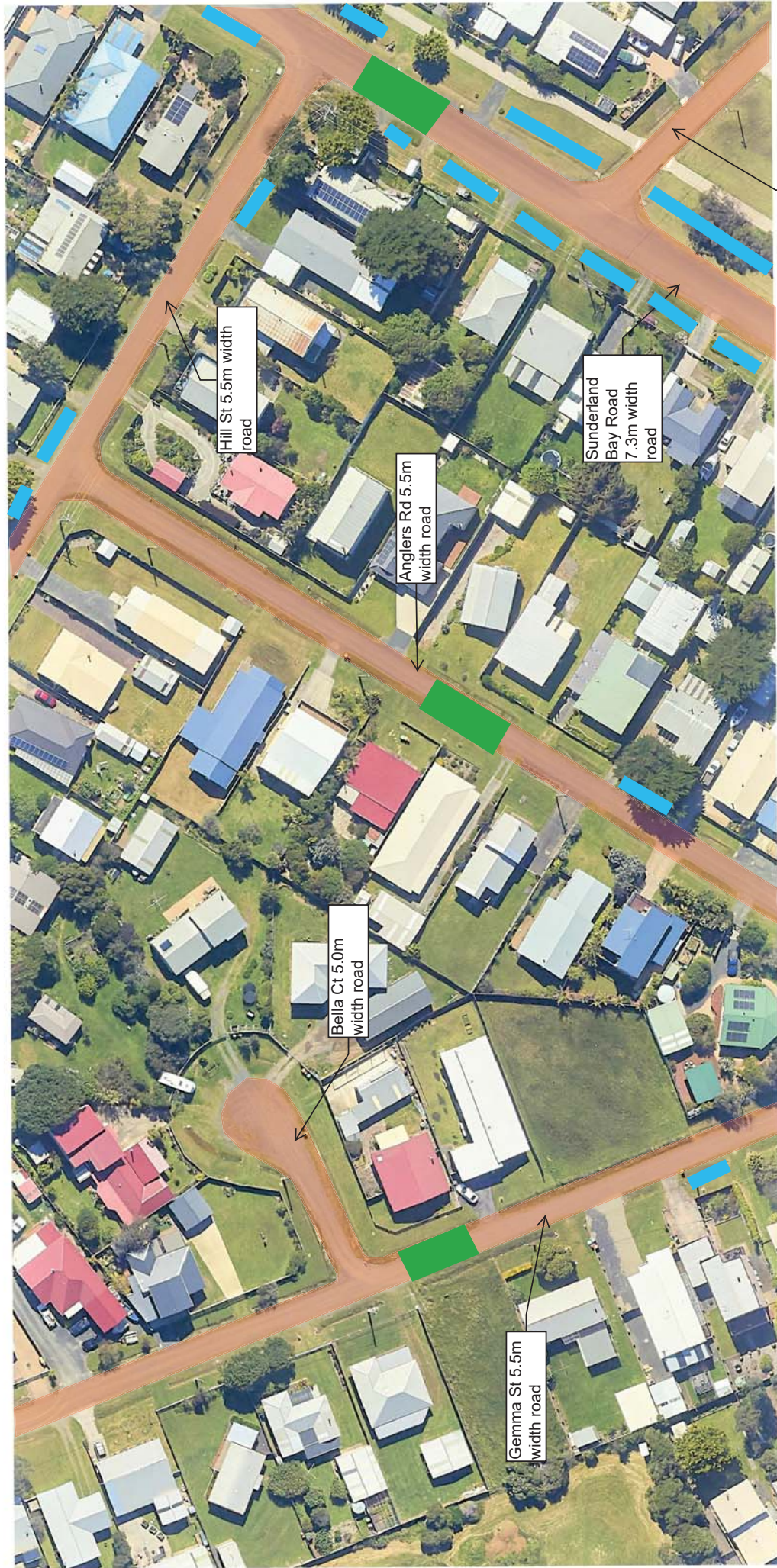




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Hill St 5.5m width road

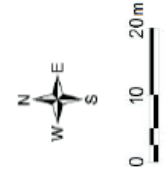
Anglers Rd 5.5m width road

Sunderland Bay Road 7.3m width road

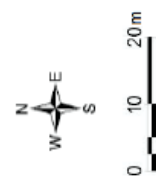
Bella Ct 5.0m width road

Gemma St 5.5m width road

Tolley Av 5.5m width road



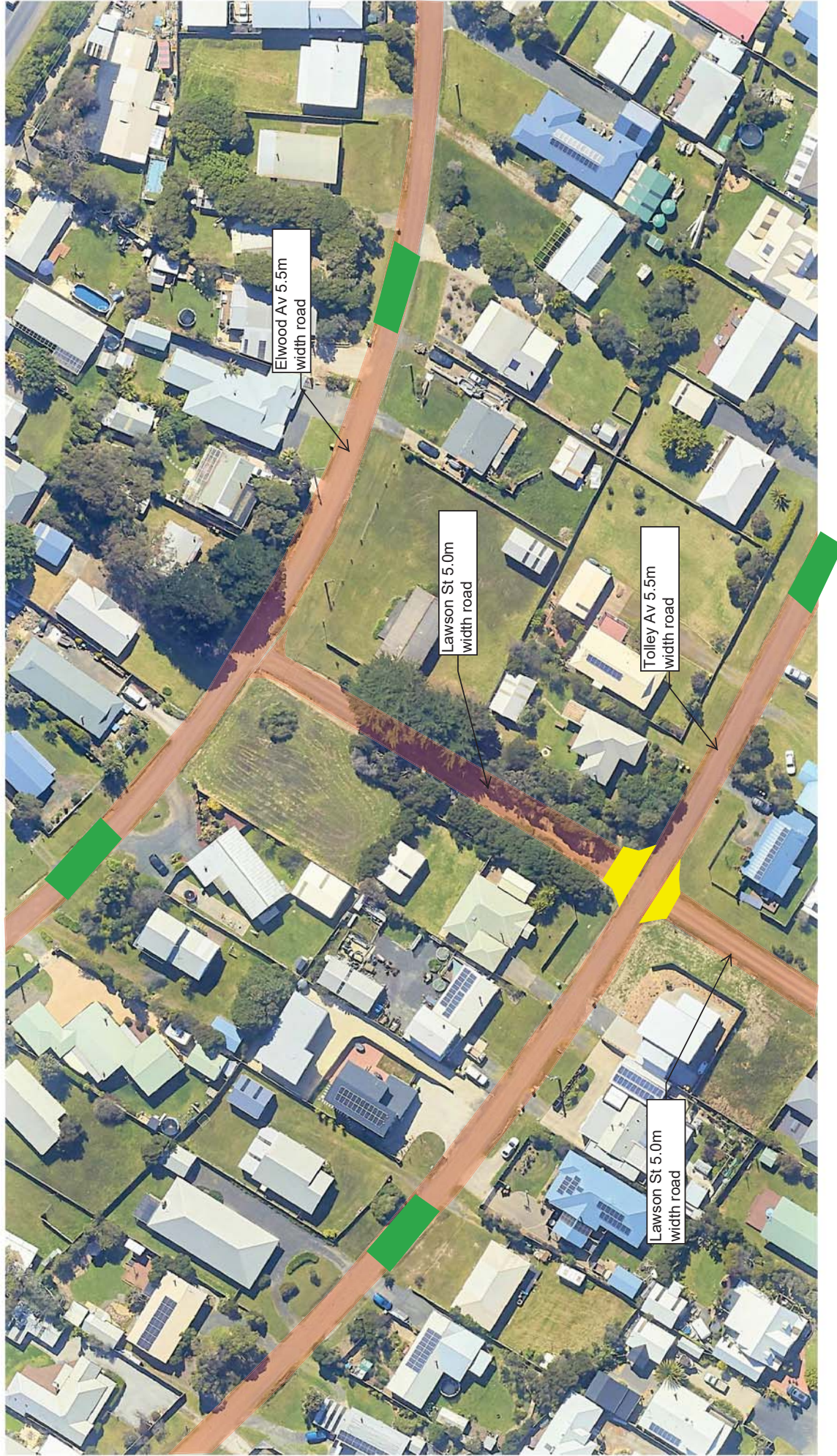
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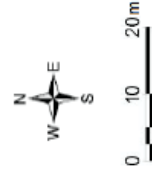
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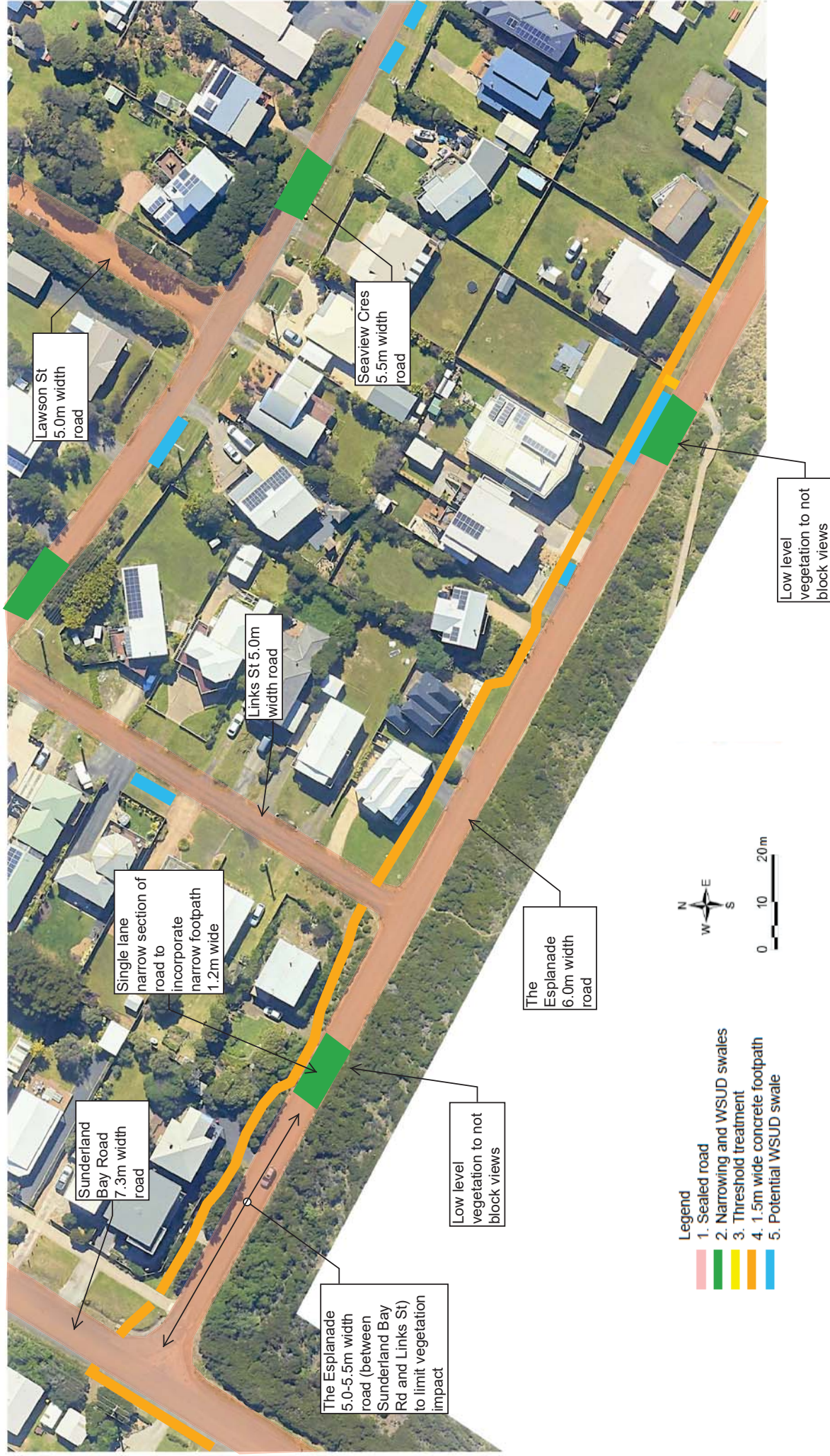


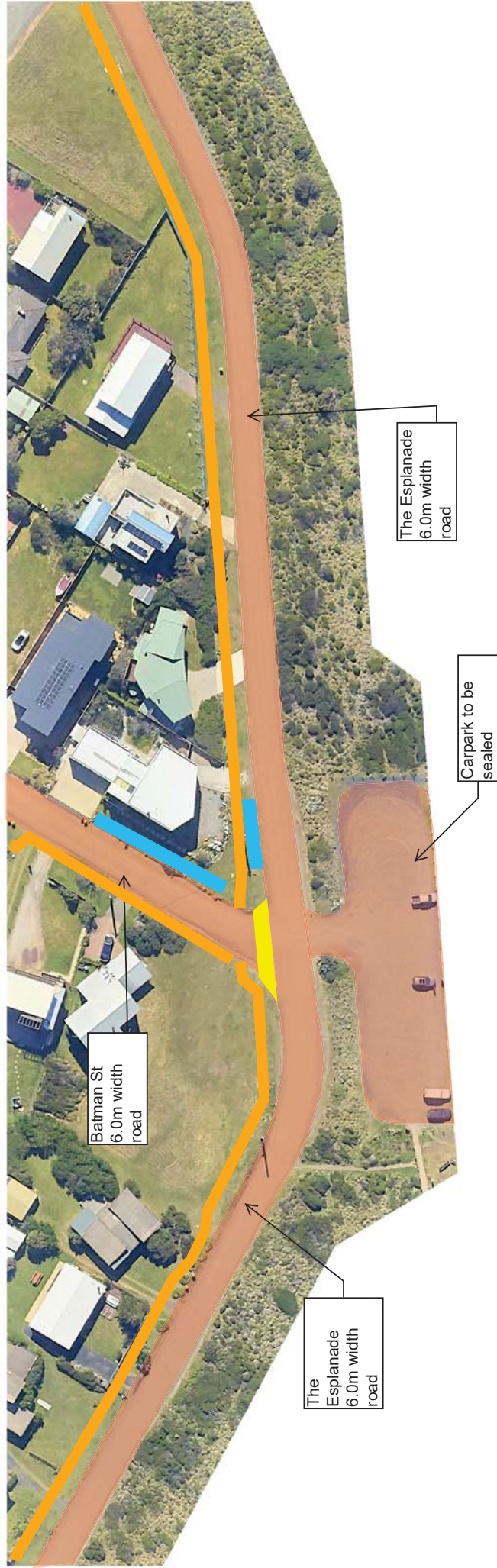
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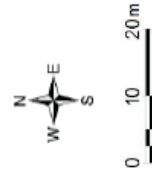


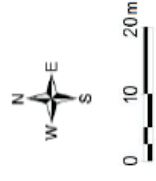
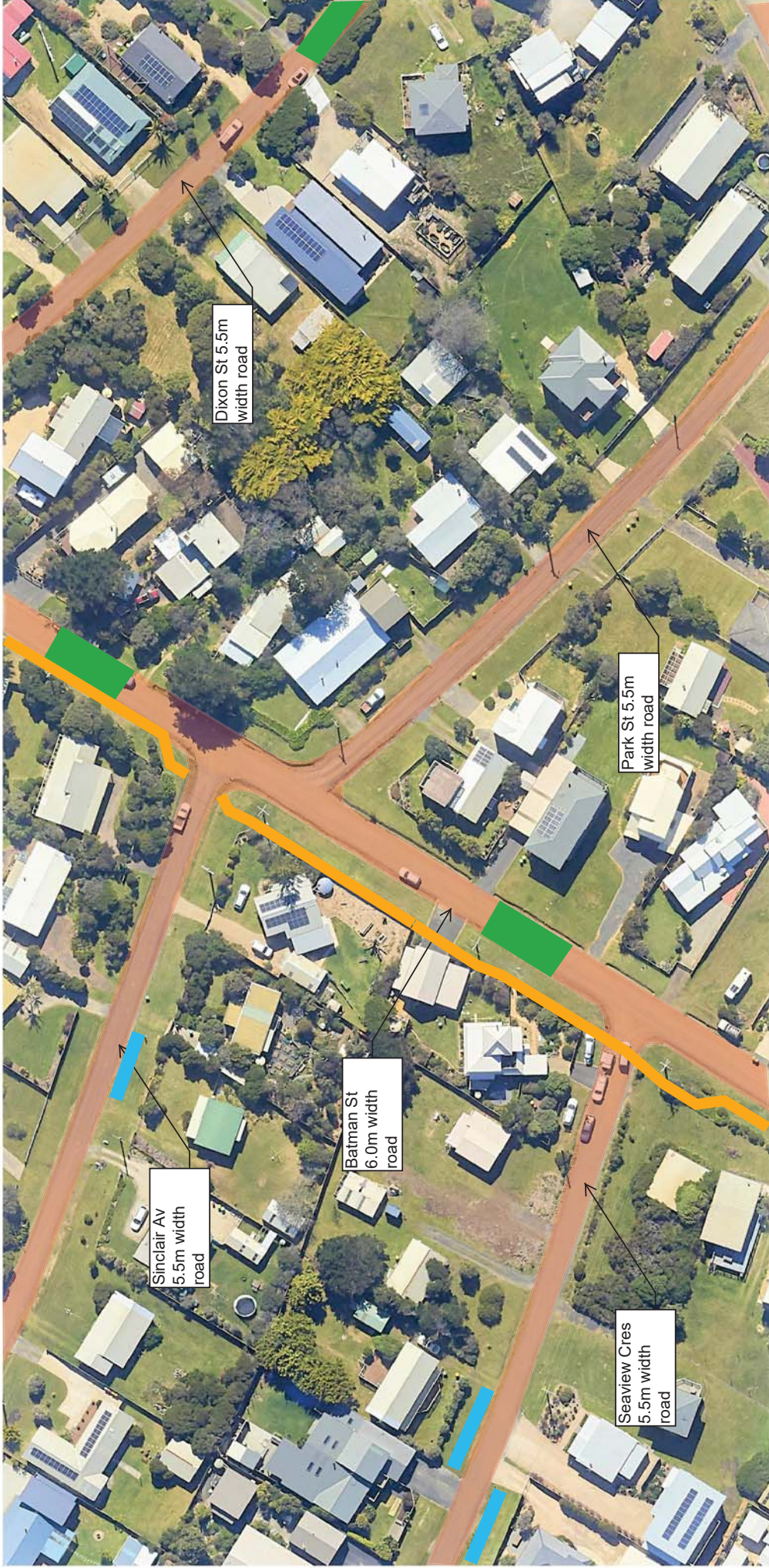
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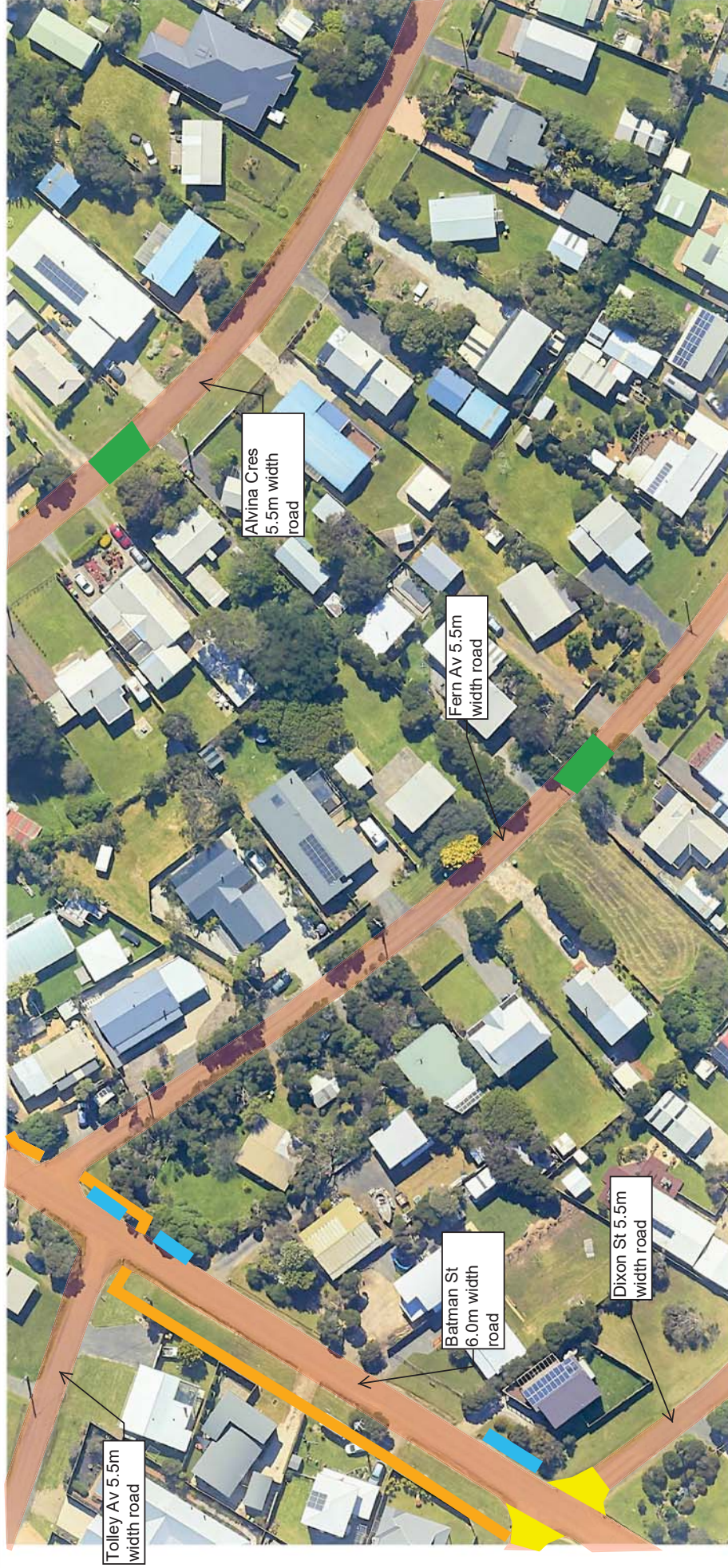


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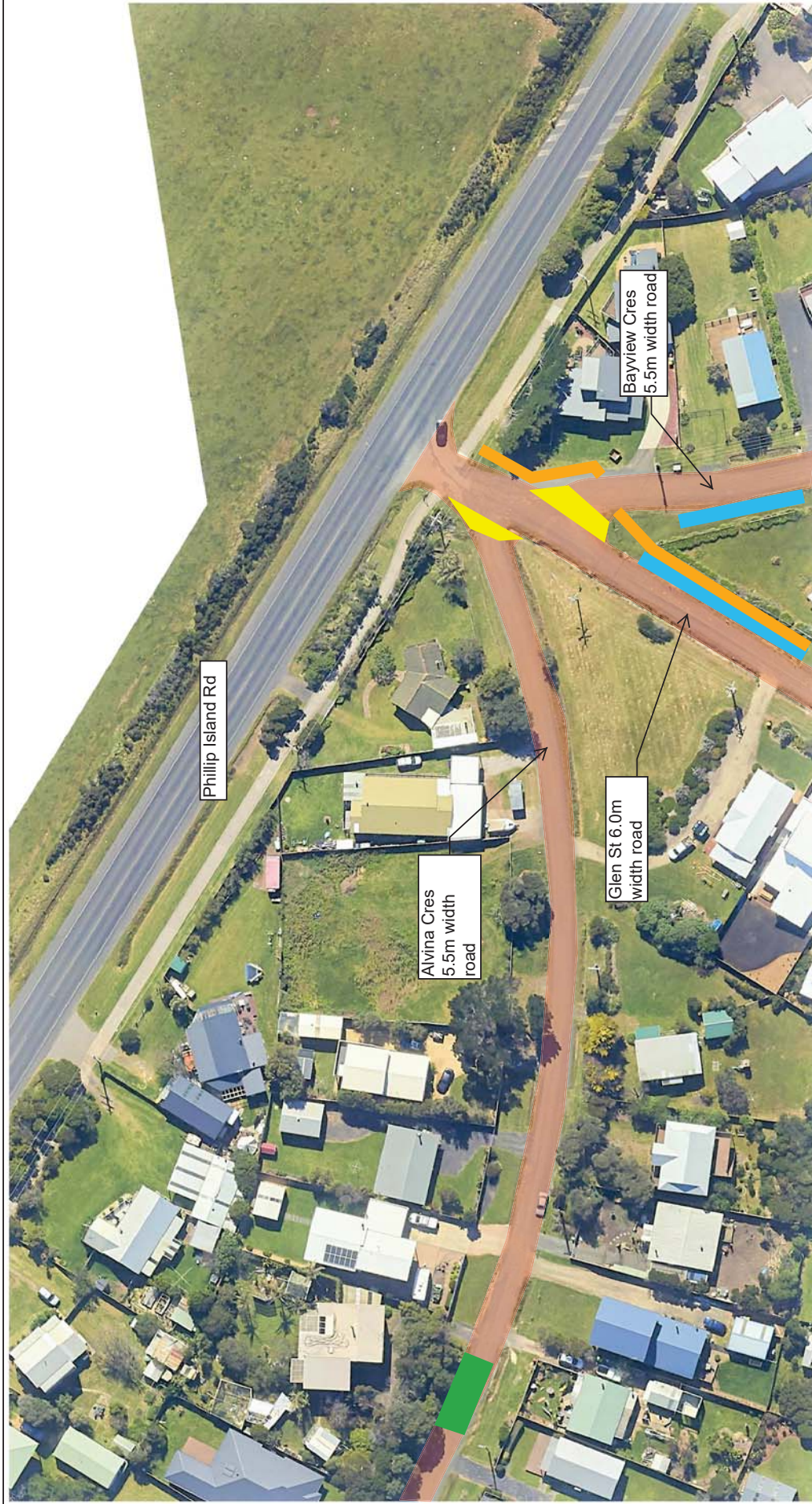


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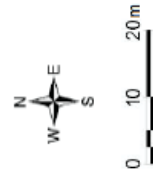


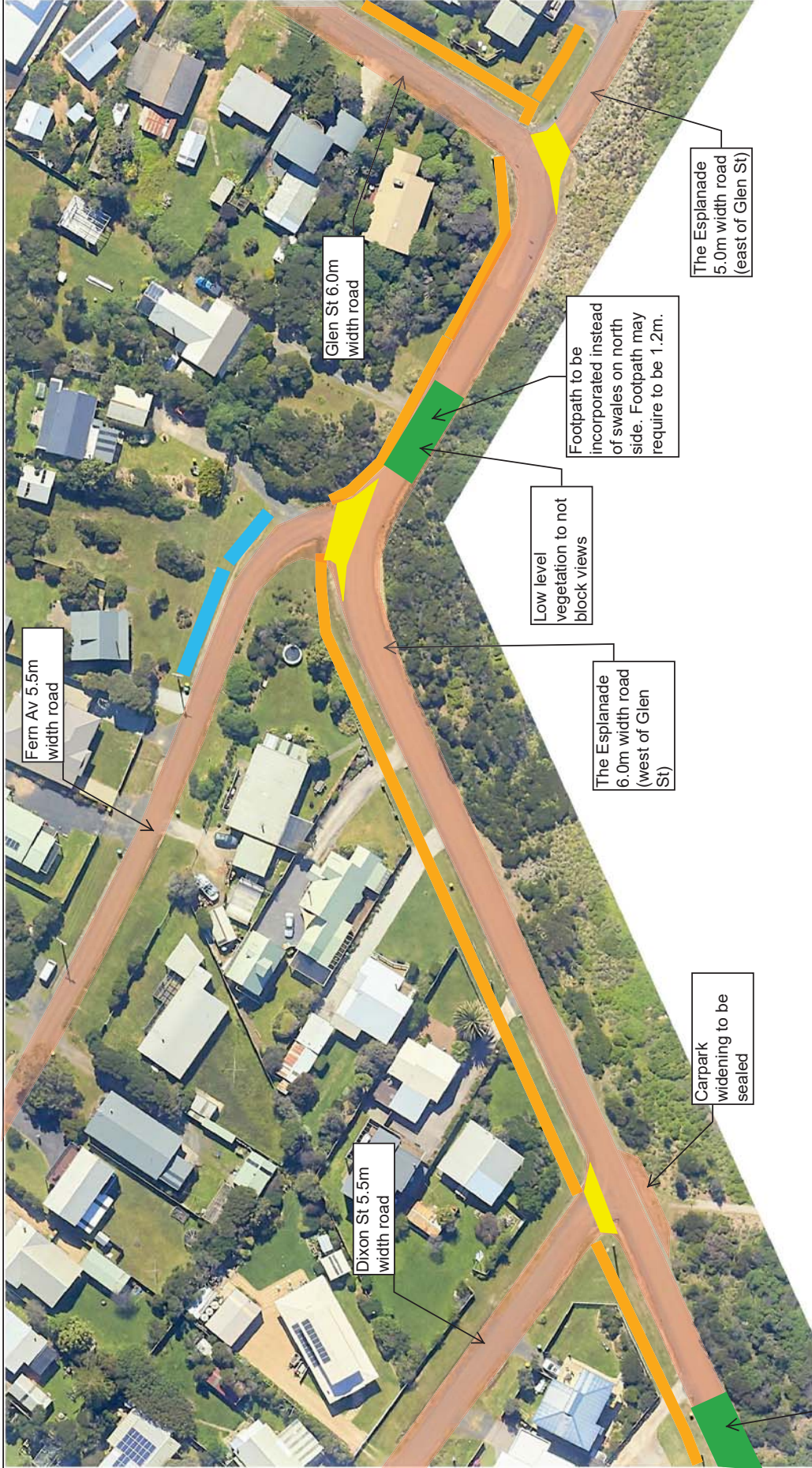


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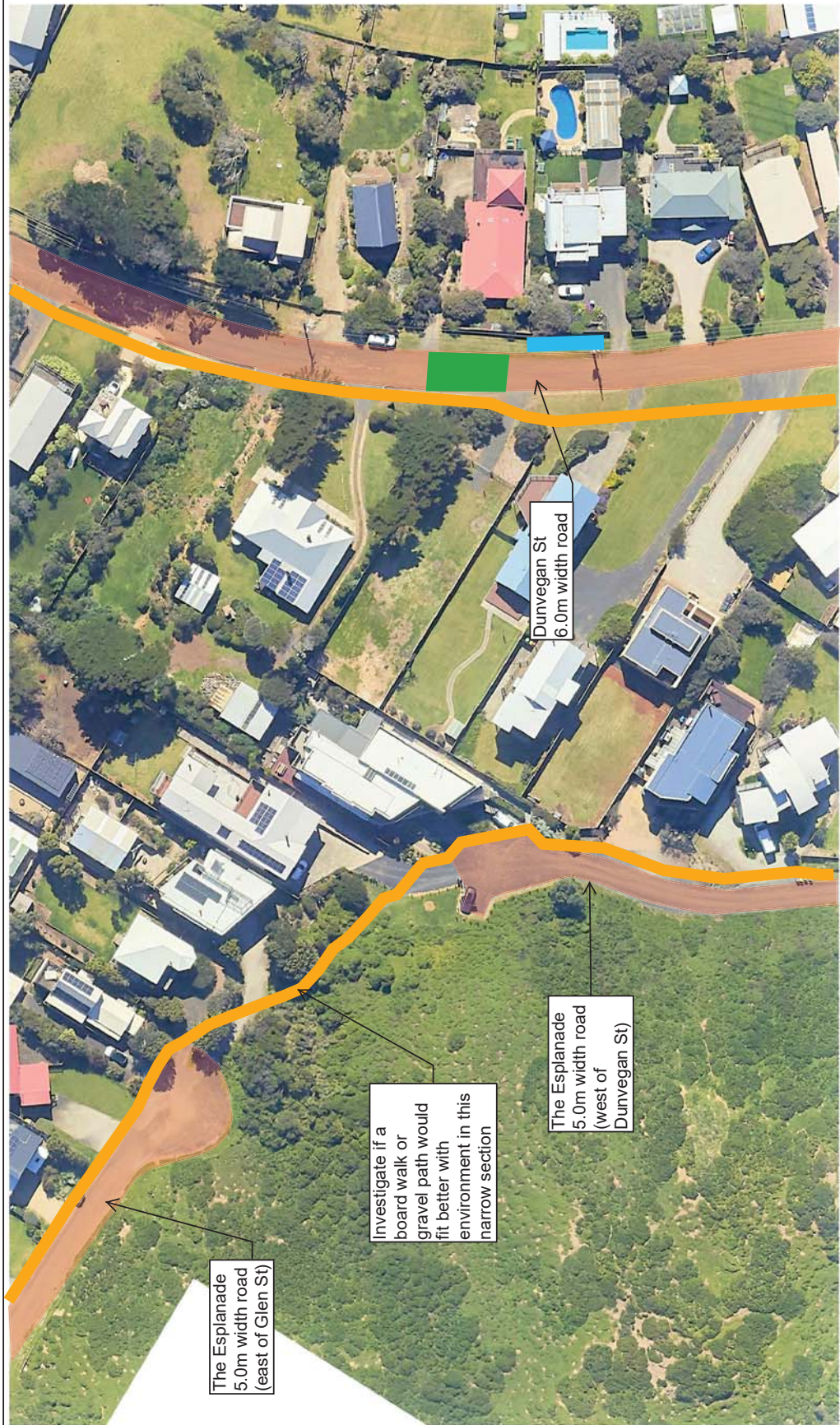




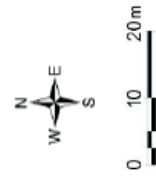
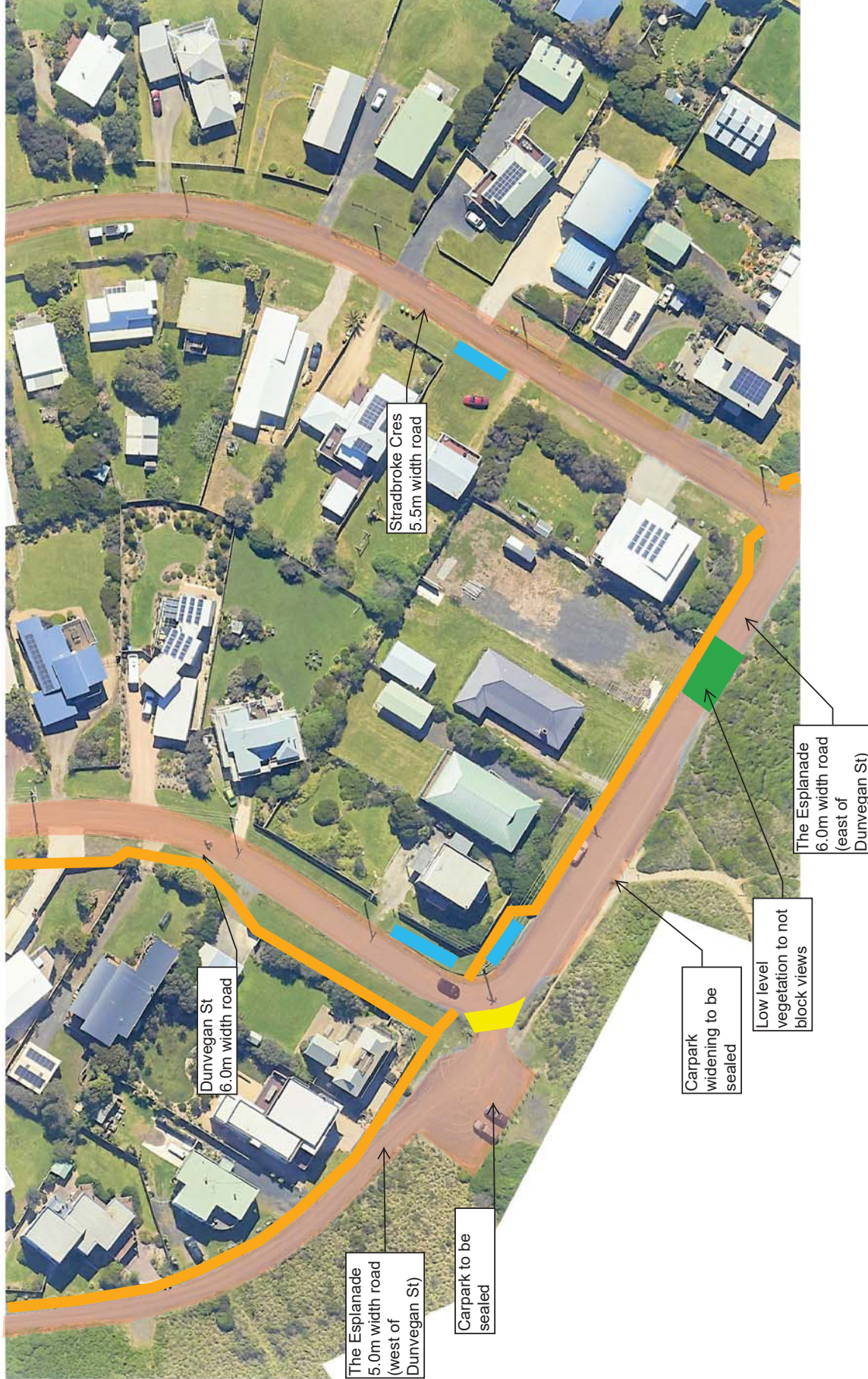
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 - 2. Narrowing and WSUD swales
 - 3. Threshold treatment
 - 4. 1.5m wide concrete footpath
 - 5. Potential WSUD swale



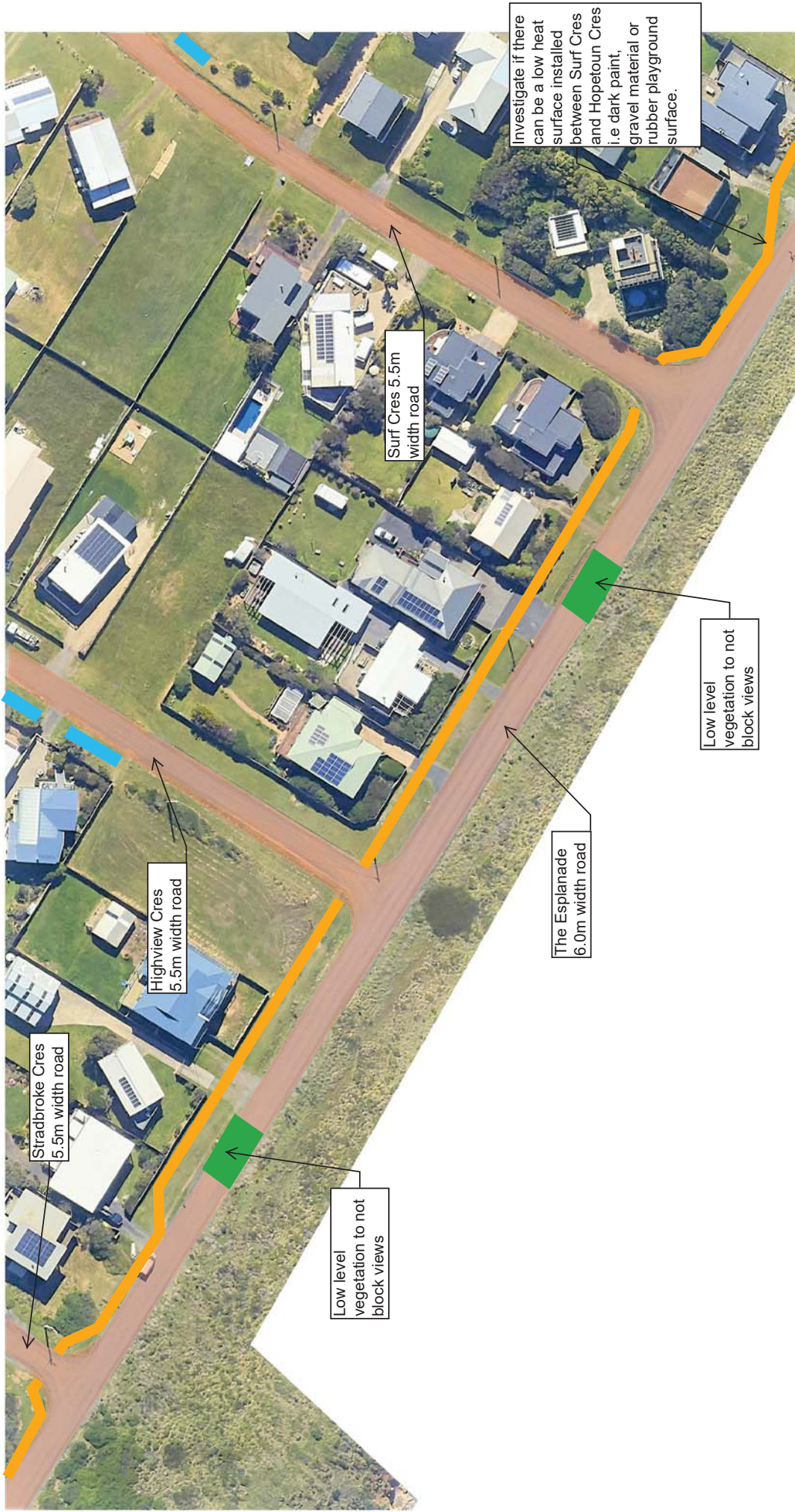
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 - 2. Narrowing and WSUD swales
 - 3. Threshold treatment
 - 4. 1.5m wide concrete footpath
 - 5. Potential WSUD swale



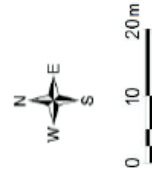
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- 1. Sealed road
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 - 3. Threshold treatment
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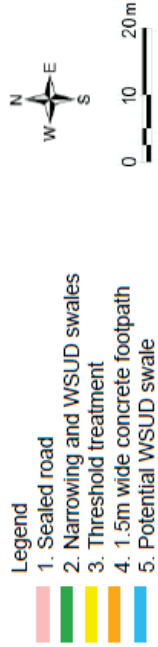
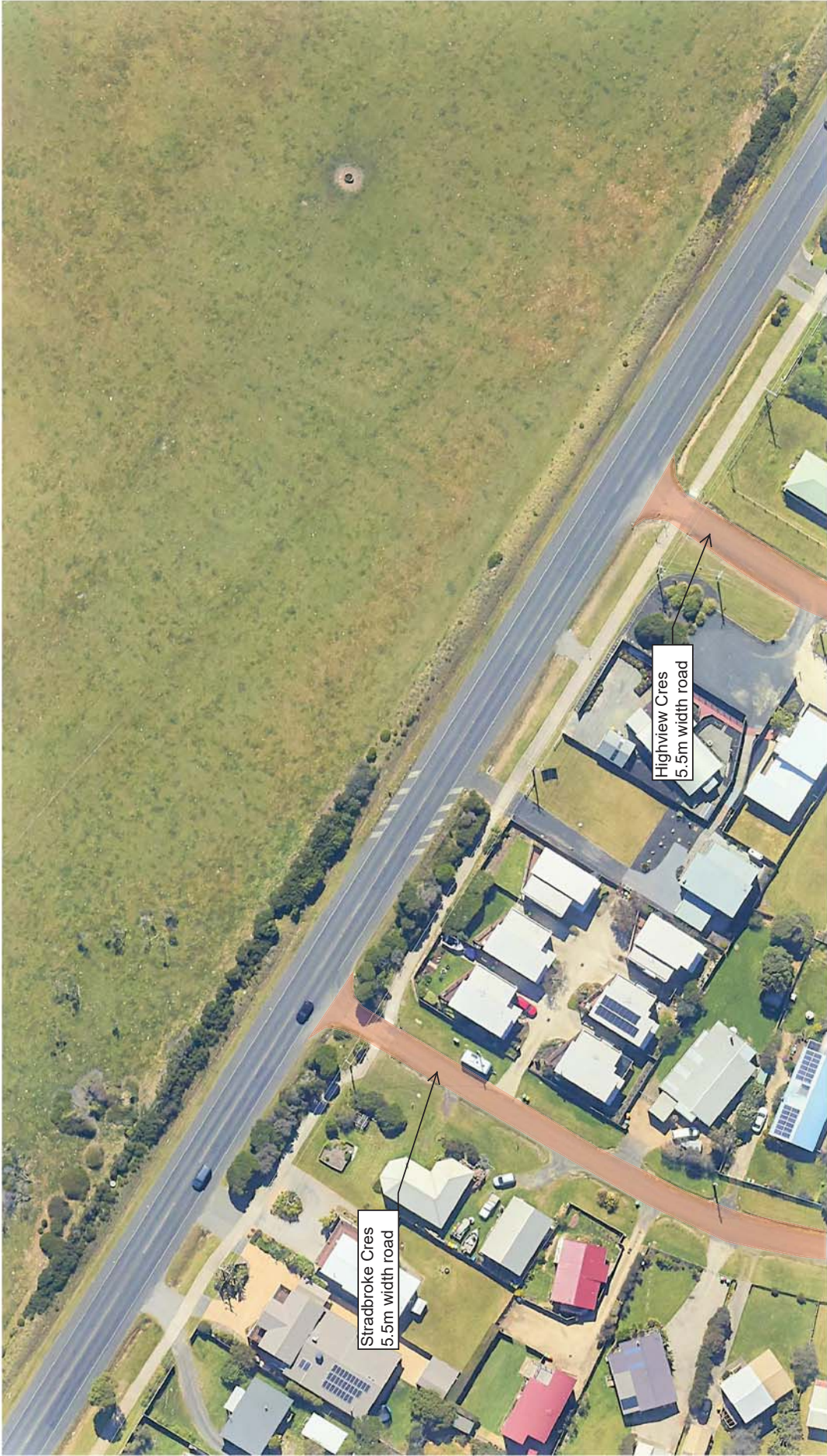
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 5. Potential WSUD swale

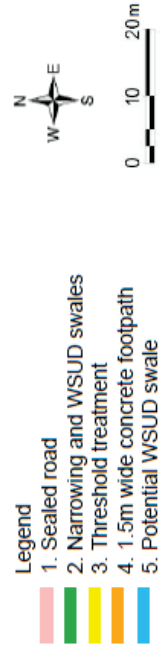




- Legend**
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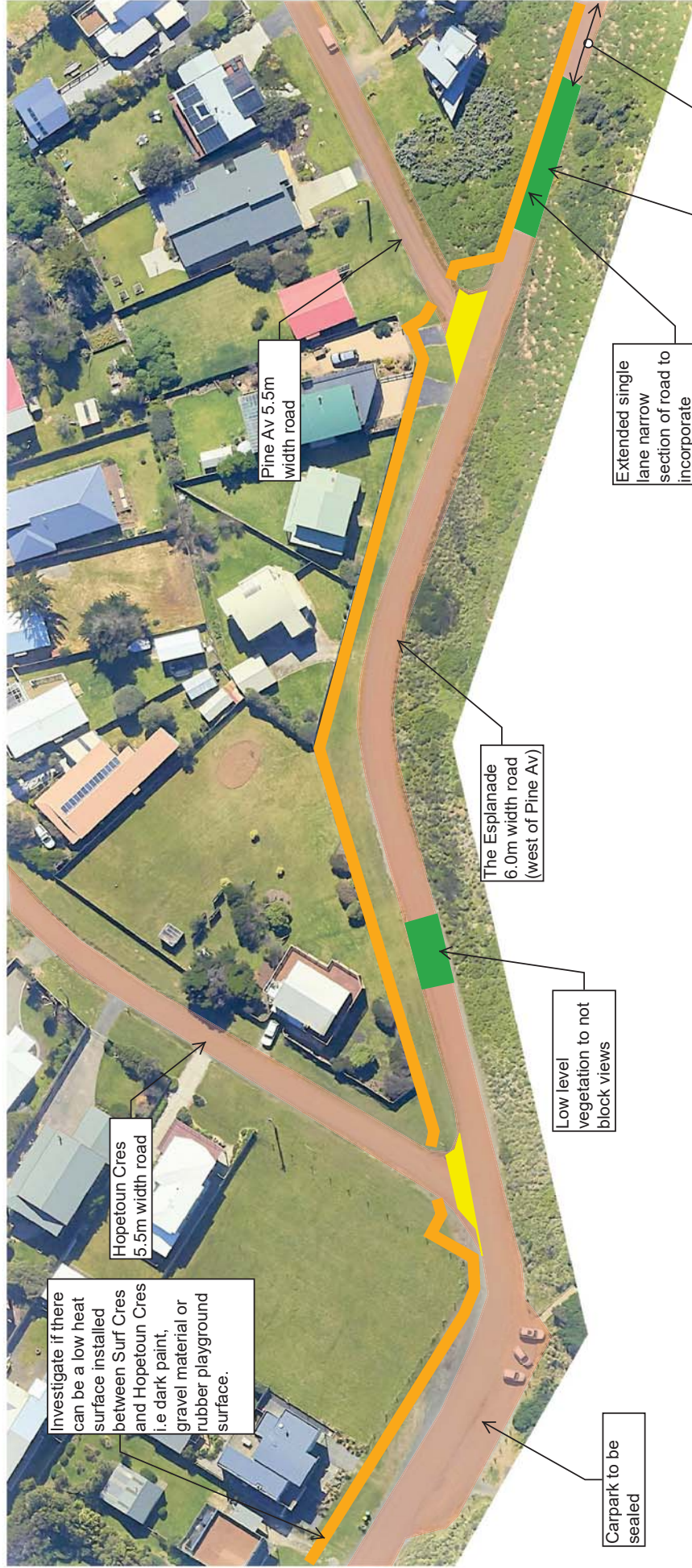




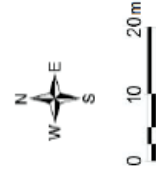


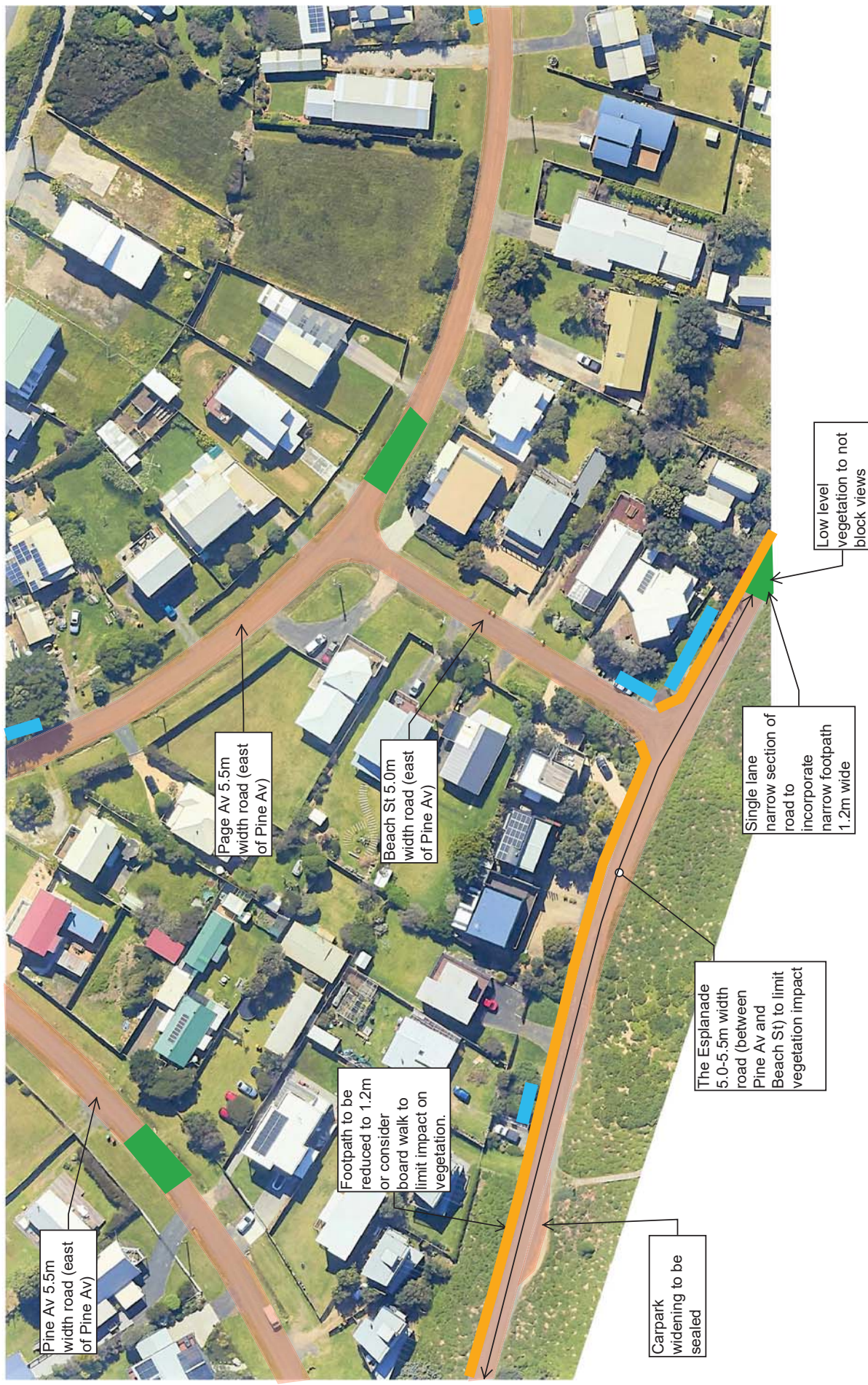


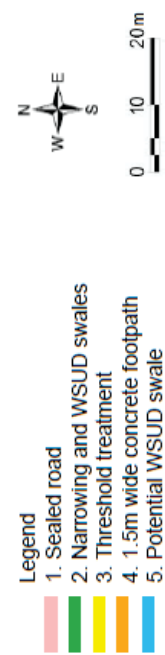
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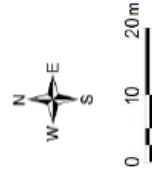


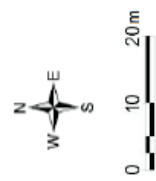
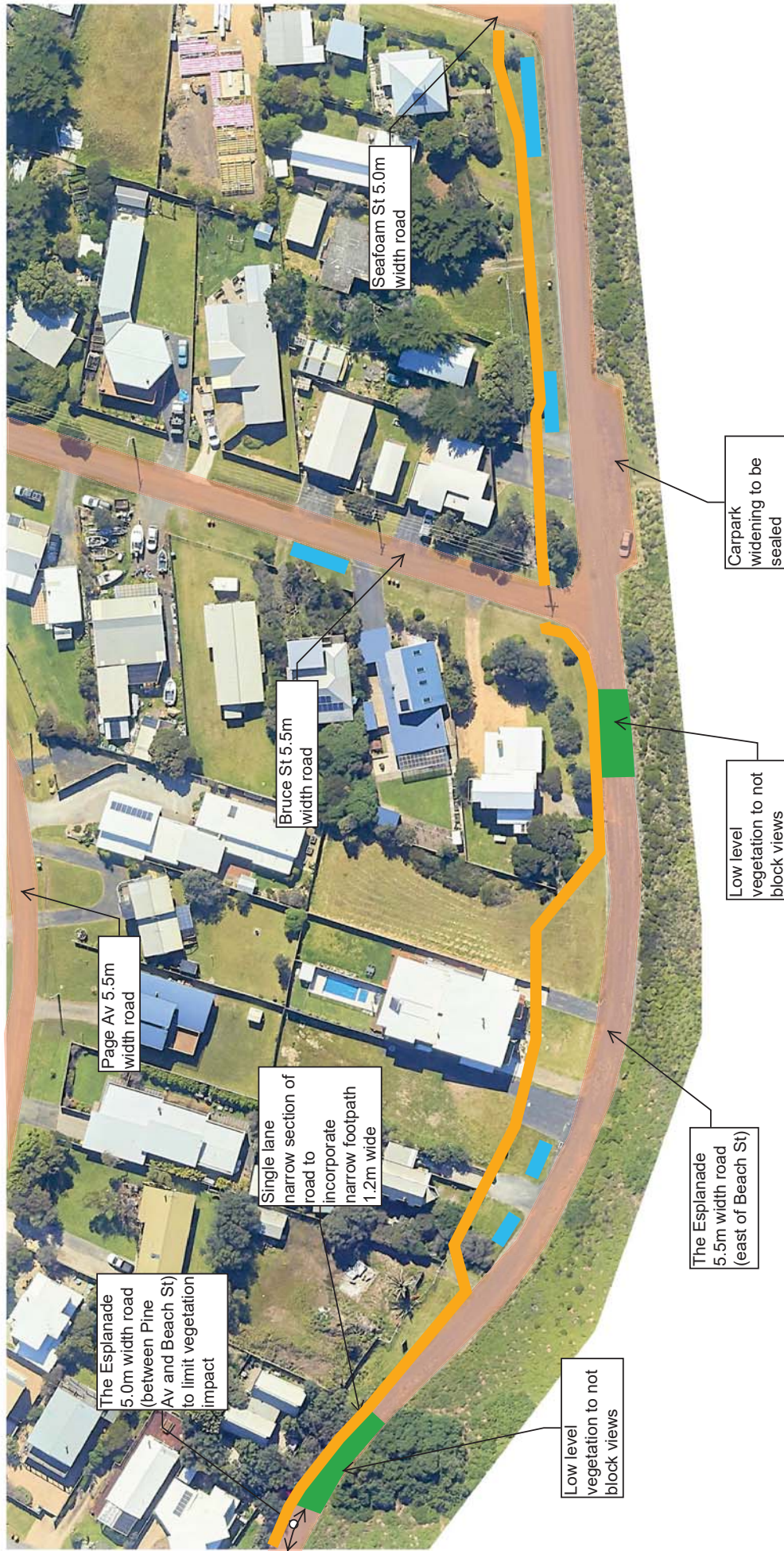




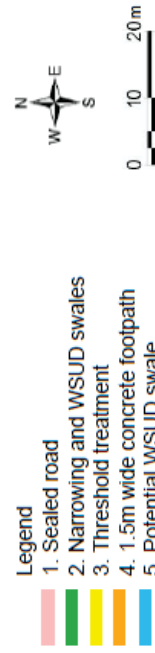


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Benefit Ratio Statement
Sunderland Bay and Surf Beach SCS
August 2023

Sunderland Bay and Surf Beach - Road and Drainage Construction

Introduction

The Bass Coast Shire has a legacy of urban areas with no underground drainage, unsealed roads and no paths. The estimated cost of bringing these estates and urban roads to a basic level of infrastructure is estimated to be over \$144-192 million.

This report addresses the calculation of the total amount that may be levied on the property owners that receive a benefit from the proposed works through a special rate or special charge.

The calculation of the total levy requires the following:

- Calculation of the total cost of the works or services
- Calculation of the benefit ratio which depends on reasonable estimates of:
 - i. 'total special benefits' to properties included in the scheme
 - ii. 'total special benefits' to properties not included in the scheme (if any) and
 - iii. 'total community benefits'

A. Define Purpose

The purpose of the proposed special charge scheme in Sunderland Bay and Surf Beach is to defray the costs associated with the upgrade of the road, footpath, drainage nature strip works and any ancillary works.

The Local Road Priority List is based on Council's Urban Road and Drainage Improvement Policy which incorporates a scoring system for projects identified by Council as works necessary for upgrading the streets within the Shire. This list then develops a priority for works within special rate or charge schemes.

The scoring system from which the list is developed, is based on each projects individual housing development density, road and road side drainage, maintenance levels, the presence of existing drainage and sewerage, customer complaints and the effects on Council's Corporate Plan.

Sunderland Bay and Surf Beach estates are the highest priority within Council Road and Drainage Improvement Program. Sunderland Bay and Surf Beach estates have had a history of dust, flooding and traffic safety issues, both broad and localised, over many years. These include but are not limited to the following:

- Dust generated by traffic along unsealed roads contributing to reducing air quality and amenity
- Localised flash flooding and inundation from the high intensity storm events within the estate and the majority of the estate having no underground drainage to cater for the flows;
- Safety risks with pedestrians walking along unsealed roads with vehicle traffic instead of separate footpaths

There is now an opportunity to commence a Special Charge Scheme that is funded by a joint contribution from Council and local residents with Sunderland Bay and Surf Beach. A formal Special Charge Scheme is administered under the *Local Government Act 1989* and a road and drainage upgrade project will take at least four years to deliver, in line with the legislative process.

The purpose of improvement works would include but are not limited to the following:

- Less dust to properties and impact to property owners health
- Less risk of errant vehicles and unsafe driving behaviours along the gravel roads
- Less risk of pedestrian trips, slips, falls and collisions with vehicles
- Improved access for motorists and pedestrians
- Improved underground drainage along the road reserve and less risk of flooding adjacent properties

B. Ensure Coherence

The proposed road and drainage improvement works located in Sunderland Bay and Surf Beach will provide a special benefit to property owners located within the scheme boundary and are otherwise physically connected to the purposed set out in A.

C. Calculate Total Costs

The implementation of a Special Rate or Charge is controlled by *Section 163 of the Local Government Act 1989*. The Ministerial Guidelines instruct Councils to be more transparent about how they calculate the maximum levy amount.

For this project the Maximum Total Levy amount has been calculated in accordance with these guidelines. The total levy amount and other relevant data is summarised in the table below.

Total Project Cost (not inc GST)	\$35,049,972
Concept Option I	
(base case with modifications)	
LESS 50% contribution towards footpaths	\$375,739
LESS the cost to upgrade Sunderland Bay Road	\$688,931
LESS the cost to install water sensitive urban design swales within the estate	\$293,456
LESS the cost to seal beach carparks	\$351,024
LESS (TOTAL)	\$1,709,150
Total Scheme Costs	\$33,340,822
Benefit Ratio	0.7998
Maximum Levy Amount	\$26,665,989
Council Contribution (%)	0.2002
Council Contribution (\$)	\$6,674,833
Total Council Liability	\$8,383,983

D. Identify Special Beneficiaries

It is expected that all properties with a frontage to a road, included within the Scheme Boundary and listed within the apportionment spreadsheet will receive a special benefit from the proposed road and drainage improvement works.

It is also expected that all properties included within the scheme will receive a benefit from the proposed drainage works over and above any road-related drainage benefit which presently exists. All properties in the scheme will now have a legal right to connect their surface and stormwater and drainage systems to a physical public drainage system within the public road network or easements (to be created at backs of lots) otherwise servicing their properties (and notwithstanding that some of the properties in the scheme may already have their surface and stormwater drainage systems connected to (or have a separate right to connect their stormwater and surface drainage systems to) other Council drains which are located within the road reserves (whether or not that separate right has been paid for under any previous special charge scheme).

A boundary of the properties considered to receive a benefit from road and drainage improvements proposed at Surf Beach and Sunderland Bay is shown below in Figure 1.



Figure 1 – Scheme Boundary

All 1041 privately owned rateable properties in the scheme are considered to receive a relevant special benefit from the works to be provided under the scheme. The relevant special benefit is the construction of roads and the provision of an underground external stormwater drainage system in the roads being constructed.

It is acknowledged that there are a number of properties within the scheme area that will not receive the same level of road and drainage improvement benefits as other properties within the estates. The properties that do not receive the same level of benefits shall be detailed in a cost apportionment and distribution statement.

These are summarised as follows:

139 properties share a boundary with Phillip Island Road or Sunderland Bay, which are sealed roads and these properties will not receive the same level of road improvement benefits as other properties that are within the estates. The properties will still be considered to receive a 'full' road improvement special benefit for the purposes of the calculation of the Benefit Ratio, notwithstanding that in the interests of fairness and equity they will be given a 'discounted' road benefit at the apportionment stage.

829 properties will not have a footpath installed in the adjacent streets. It is proposed that footpaths will only be installed along the main connecting streets of The Esplanade, a small section of Sunderland Bay Road, Batman Street, Glen Street and Dunvegan Crescent as a result of community consultation and the preferred concept plan reducing the amount of footpaths. It is proposed that there will be 212 properties that will be adjacent to footpaths along the main connecting streets. Although the properties along the streets that do not have a footpath proposed to be installed will receive a benefit from improved pedestrian access and safety in connecting networks (main connecting streets), those properties will not receive the same level of benefit as compared to those properties adjacent to new footpaths. For this reason, these properties will be provided a discount in the cost apportionment. The properties will still be considered to receive a 'full' road improvement special benefit for the purposes of the calculation of the Benefit Ratio, notwithstanding that in the interests of fairness and equity they will be given a 'discounted' road benefit at the apportionment stage.

42 properties that already have a minor underground Council drainage system that can cater for very low stormwater flows available in streets and drainage easements within the scheme area. The minor underground Council drainage system is defined as concrete pipes (min 225mm dia size) and concrete pits maintained by Council installed in a network to service a particular drainage catchment area. These minor underground Council drainage systems do not include small private pvc pipes such as 100-150mm dia discharging to table drains and soaker pits. Some adjacent properties are connected and some are not. These existing underground drainage pipes require to be upgraded as part of the project. It is considered that these properties will receive a benefit from the proposed upgrade of reduced likelihood of flooding from a 1 in 100 year storm event due to the overall drainage system upgrade, which includes installing larger size pipes and also channelisation of the street with kerb and channel. As these properties already have a minor drainage system, these properties will not receive the same level of benefit in terms of drainage as other properties. For this reason, these properties will be provided a discount in the cost apportionment. The properties will still be considered to receive a 'full' drainage improvement special benefit for the purposes of the calculation of the Benefit Ratio, notwithstanding that in the

interests of fairness and equity they will be given a 'discounted' drainage benefit at the apportionment stage.

13 Low Density Residential Zone (LDRZ) properties on the west side of the scheme area, which have much larger areas as compared to the other General Residential Zone Schedule I (GRZI) properties within the scheme. If the cost apportionment was based on area size of properties, then the LDRZ properties will be contributing an overly large and unfair amount towards the scheme. For the purposes of apportioning the costs in a fair and reasonable manner, it is proposed that the LDRZ properties will be provided a discount in the cost apportionment. This is considered to be a reasonable approach as the LDRZ properties would be receiving similar benefits as compared to large residential properties with scheme properties. The properties will still be considered to receive a 'full' drainage improvement special benefit for the purposes of the calculation of the Benefit Ratio, notwithstanding that in the interests of fairness and equity they will be given a 'discounted' drainage benefit at the apportionment stage.

3 properties on the west side of the scheme area 20, 22 and 24 Foam Street, which have much smaller areas as compared to the other properties within the scheme and would unlikely cater for a residential dwelling on each individual property because of the size. Properties are shown in Figure 2 below. If the road component cost apportionment was based on equally sharing costs per properties, then these properties will be contributing an overly large and unfair amount towards the scheme. For the purposes of apportioning the costs in a fair and reasonable manner, it is proposed that these properties will be provided a discount in the cost apportionment if costs are shared equally for the road component. This is considered to be a reasonable approach for these three properties as it is likely these three properties would need to be combined in size to provide for a single residential dwelling property. The properties will be considered to receive a '1/3' road and '1/3' drainage improvement special benefit for the purposes of the calculation of the Benefit Ratio, notwithstanding that in the interests of fairness and equity they will be given a 'discounted' road benefit at the apportionment stage if costs are shared equally for the road component.



Figure 2 – Very small properties (20-24 Foam Street)

E. Determine Properties to Include

For the purposes of calculating the Benefit Ratio, a notional benefit value, called a Benefit Unit (BU), will be used. This is equal to average benefit for all the properties included in the Scheme. It is expected that all properties except three very small properties included within the Scheme will receive 'half' benefit unit from the road works and a 'half' benefit unit from the drainage works (total 1 BU for each property). The three very small properties will receive a $\frac{1}{3} \times 0.5$ BU from the road works and $\frac{1}{3} \times 0.5$ BU from the drainage works. The combined benefit for these three very small properties will be 1 BU.

Since community consultation in regards to the road and drainage improvement project began in late 2021, the amount of privately owned rateable properties has been modified from 1033 to 1041. This is due to some properties being subdivided, having multiple titles when reviewed and also updating of property details on the Council records.

Notes from reviewing of properties details on the Council register are listed below:

- 159 Phillip Island Road Surf Beach: There was a 2 lot subdivision permit (210038) issued on 27/4/21 and titles created on 29/6/2022. These will be referred to as 159A and 159B Phillip Island Road.
- 133-135 Phillip Island Road Surf Beach: There was a 2 lot subdivision permit (190411) issued on 16/4/2020 and titles created 28/04/2022. These will be referred to as 2 and 4 Surf Crescent.
- 15 Tolley Avenue Surf Beach: There was a 2 lot subdivision permit (180103) issued on 25/7/2018 and titles created on 25/10/2021. These will be referred to as 15 Tolley Avenue and 12 Lawson St.
- 9 Malcalm Avenue Surf Beach: There was a 2 lot subdivision permit (140223) issued on 13/1/2015 and titles created on 2/9/2020. These will be referred to as 9A (Lot 2) and 9B (Lot 1) Malcalm Avenue.
- 15 Malcalm Avenue Surf Beach: There was a 2 lot subdivision permit (130153) issued on 15/5/2018 and titles created on 19/3/2019. These will be referred to as 15 Malcalm Avenue and 20 Lawson St.
- Rowena Road Sunderland Bay: There was a 2 lot subdivision permit (180002-1) issued 17/9/2018 and titles created on 15/8/2022. These will be referred to as 5 and 7 Rowena Road with separate titles.
- 18-24 Foam Street has been treated as 4 separate properties in cost proportioning as it has 4 separate titles, although owned by the one property owner at this point in time and referred to as 18-24 Foam Street in Council rates register.

- 28-30 Sunderland Bay Road has been treated as 2 separate properties in cost proportioning as it has 2 separate titles, although owned by the one property owner at this point in time and referred to as 28-30 Sunderland Bay Road in Council rates register.
- 1/35 and 2/35 Phillip Island Road: This property will be treated as one property. There is only one title and one owner. This will be referred to as 35 Phillip Island Rd.
- 43 Sunderland Bay Road: This property is owned by Westernport Region Water Corporation and is not a rateable property. The property can not be charged a special charge, but will be included as a benefit out of the scheme similar to Council owned reserves and parks.
- 1/24 Bayview Avenue and 2/24 Bayview Avenue: This property will be treated as one property. There is one title and one owner. This will be referred to as 24 Bayview Avenue.

Eight (8) properties have subdivision potential based on the size of the lots compared to regular size lots in the estates. These include:

- 24-26 Alvina Crescent, Surf Beach
- 34-36 Alvina Crescent, Surf Beach
- 44-46 Batman Street, Surf Beach
- 3-7 Dunvegan Crescent, Surf Beach
- 25-27 Elwood Avenue, Surf Beach
- 4-6 Foam Street, Sunderland Bay
- 177-179 Phillip Island Rd, Surf Beach
- 232 The Esplanade, Surf Beach
- 11 Hill Street, Sunderland Bay
- 7-9 Manly Place, Surf Beach

All of these above properties either have separate titles and can be or have the potential to be subdivided into separate lots (making extra properties for the scheme). In total this would produce 11 further 'notional' lots, also being 'special benefit in' properties.

Plans of the above properties are shown below in Figures 3A-3I and show the potential further 'notional' lots.



Figure 3A: 24-26 & 34-36 Alvinia Crescent with potential to subdivide into two properties each



Figure 3B: 44-46 Batman Street with potential to subdivide into two properties



Figure 3C: 3-7 Dunvegan Crescent with potential to subdivide into three properties



Figure 3D: 25-27 Elwood Avenue with potential to subdivide into two properties



Figure 3E: 4-6 Foam Street with potential to subdivide into two properties



Figure 3F: 177-179 Phillip Island Road with potential to subdivide into two properties



Figure 3G: 232 The Esplanade with potential to subdivide into two properties



Figure 3H: 11 Hill Street with potential to subdivide into two properties



Figure 31: 7-9 Manly Place with potential to subdivide into two properties

There have also been a number of planning permits issued for subdivisions that have not yet been acted on or finalised. The status of these will require to be reviewed prior to the declaration of a special charge scheme. The special charge can then be decided to be issued to the combined property (prior to subdivision) or the subdivided properties individually (post subdivision) as required at that point in time. These approved subdivisions include:

- 10 Hopetoun Crescent Surf Beach - 2 lot subdivision – permit issued 23/6/22
- 190 The Esplanade Surf Beach - 2 lot subdivision – permit issued 22/2/22
- 56 The Esplanade Sunderland Bay - 2 lot subdivision – permit issued 30/12/21
- 145 Phillip Island Road Surf Beach - 2 lot subdivision – permit issued 26/10/21
- Lot 2 Jill St Sunderland Bay - 6 lot subdivision at the west end of Jill St - permit issued 22/10/21
- 29 Seaview Crescent Surf Beach - 2 lot subdivision – permit issued 22/4/21
- 23 Dunvegan Crescent Surf Beach – 2 lot subdivision – issued 29/6/20.
- 1 Page Avenue Surf Beach – 3 lot subdivision (permit 220318) issued 15/2/23
- 224 The Esplanade & 3 Seafoam St – 2 subdivision (permit 170171) issued 21/9/17

All of these above properties have the potential to be subdivided into separate lots (making extra properties for the scheme). In total this would produce 13 further 'notional' lots, also being 'special benefit in' properties.

Plans of the above properties are shown below in Figures 4A-4H and show the potential further 'notional' lots.



Figure 4A: 10 Hopetoun Crescent with approval to subdivide into two properties

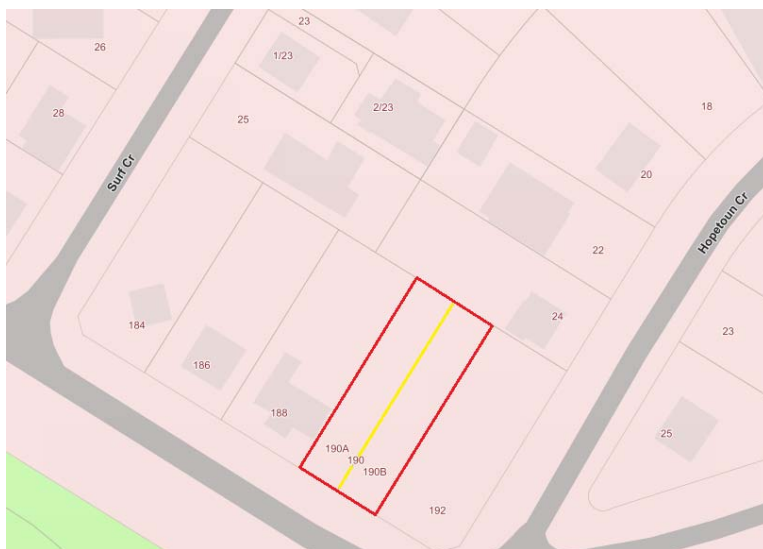


Figure 4B: 190 The Esplanade with approval to subdivide into two properties



Figure 4C: 56 The Esplanade with approval to subdivide into two properties



Figure 4D: 145 Phillip Island Road with approval to subdivide into two properties

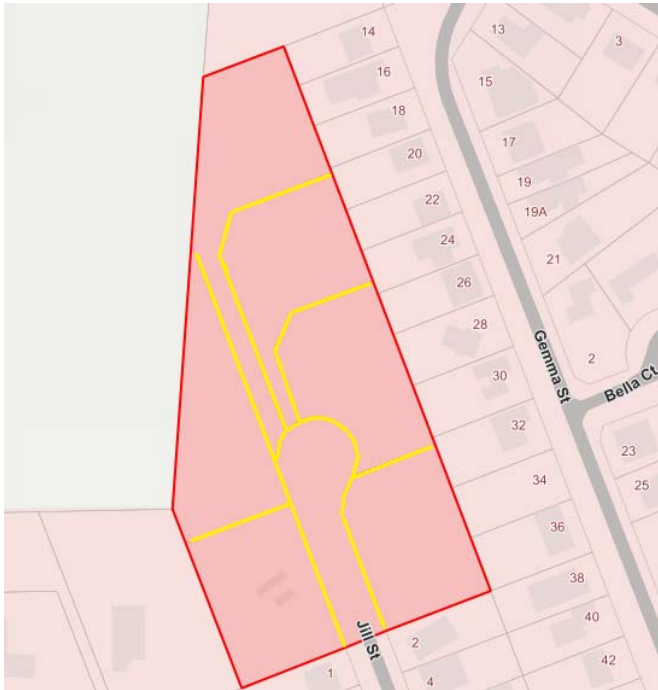


Figure 4E: Lot 2 Jill Street with approval to subdivide into six properties



Figure 4F: 29 Seaview Crescent with approval to subdivide into two properties



Figure 4G: 23 Dunvegan Crescent with approval to subdivide into two properties



Figure 4H: 1 Page Avenue with approval to subdivide into three properties

Benefit Ratio Statement



Each of the above lots shall receive the following additional benefit units for road improvement works and drainage improvement works as per Table 3.

Property	Further notional Benefit Units for Road Improvements	Further notional Benefit Units for Drainage Improvements
24-26 Alvina Crescent	0.5	0.5
34-36 Alvina Crescent	0.5	0.5
44-46 Batman Street	0.5	0.5
3-7 Dunvegan Crescent	1.0	1.0
25-27 Elwood Avenue	0.5	0.5
4-6 Foam Street	0.5	0.5
177-179 Phillip Island Rd	0.5	0.5
232 The Esplanade	0.5	0.5
11 Hill Street	0.5	0.5
7-9 Manly Place	0.5	0.5
10 Hopetoun Crescent	0.5	0.5
190 The Esplanade	0.5	0.5
56 The Esplanade	0.5	0.5
145 Phillip Island Road	0.5	0.5
Lot 2 Jill Street	2.5	2.5
29 Seaview Crescent	0.5	0.5
23 Dunvegan Crescent	0.5	0.5
1 Page Avenue	1.0	1.0
Total	12.0	12.0

Table 3: Further 'Notional' Benefit units for potential subdivisions of properties

There are several reserves owned by Bass Coast Shire Council within the scheme area. There is also one property owned by Westernport Region Water Corporation (WRWC) at 43 Sunderland Bay Road. The Council owned reserves, community parks and property owners by WRWC have been excluded from the special benefit as a Total Special Benefit (TSB_(out)). These areas are approximately seventeen (17) lots in size. These 17 lots can be considered to have seventeen (17) benefit units for road and drainage improvements similar to residential lots. This works out to be eight and a half (8.5) benefit units for road works and eight and a half (8.5) benefit units for drainage works. A map showing how the reserves, parks and property owned by WRWC can be broken into 17 units are shown in Figure 5A-5E below:



Figure 5A – Public Park (near Glen St)



Figure 5B – Recreation Reserves (Back Lane Phillip Island Rd)



Figure 5C – Public Park (East End)



Figure 5D – Council Reserve for Drainage (Foam St)



Figure 5E – Property owned by Westernport Region Water Corporation (43 Sunderland Bay Rd)

F. Estimate Total Special Benefits

Total Special Benefit Units have been defined as follows:

$$\text{TSB} = \text{TSB}_{(\text{in})} + \text{TSB}_{(\text{out})}$$

Total Special Benefits = Total Special Benefits In + Total Special Benefits Out

$\text{TSB}_{(\text{in})}$ has been calculated as follows:

Total Special Benefit Units In (TSBin)	Drainage Works	Road Works
1038 Residential Properties @ 0.5 BU each	519.0	519.0
3 Residential Properties @ 0.5/3 BU each	0.5	0.5
Further notional BU's based on potential subdivisions	12.0	12.0
Total TSBin	1,063	

$\text{TSB}_{(\text{out})}$ has been calculated as follows:

Total Special Benefit Units Out (TSBout)	Drainage Works	Road Works
Council Reserves, Parks and property owned by WRWC	8.5	8.5
Total TSBout	17	

$$\text{TSB} = 1,063 + 17 = 1,080$$

G. Estimate Total Community Benefit

In addition to establishing the special benefits for the scheme an assessment of the community benefit is also required to be undertaken to calculate the Maximum Total Levy amount.

In terms of assessing the level of community benefit, it was generally considered that the works included in the Scheme primarily directly benefit only those properties included within the Scheme boundary and accordingly that the level of benefit to the broader community will be very limited.

The community benefit attributable to the proposed Scheme works is from the greater or external community receiving what is considered to be some marginal (perhaps even remote) benefit arising from:

1. The use of the roads within the Surf Beach and Sunderland Bay estates to access the beaches and
2. Improvement in surface and stormwater quality discharging to the existing drainage outfalls and
3. The use of The Esplanade as an emergency route for the public to use if Phillip Island Road is blocked.

Accordingly (but in a very limited way), it is considered that people in the broader community will receive some benefit from the works being provided under the Scheme and that on this basis Council should pay for that benefit.

This is because:

- There will be some improvement in public beach access
- There will be an improvement in water quality being discharged at the stormwater outfall drains
- There will be an improvement in access along The Esplanade when required for usage as an emergency route for Phillip Island Road traffic when the main access road along Phillip Island is blocked.

Based on surveys, research and traffic studies carried out by Council in 2021-2022, Council is of the view that persons other than those living in the Surf Beach and Sunderland Bay estates will continue to use the roads following the proposed road and drainage upgrade.

To calculate the level of 'community benefit' attributable to persons who are not accessing or servicing properties within the Scheme boundary, as assessment of community surveys, Census data 2021, carparking surveys, traffic count data and aerial data was used.

Community survey

A community survey of property owners within Surf Beach and Sunderland Bay was undertaken in May-June 2022 and received 394 questionnaires filled in. Property owners in the estates showed the following:

- There is an average of 2.7 vehicle trips per day per household, however this estimate only includes property owners trips and does not account for vehicles movements required for servicing properties, such as trades, cleaning services, deliveries and visitors to private properties.
- There is 44% of properties used as a primary place of residence.
- There is 44% of properties used as a holiday homes.
- There is 5% vacant blocks.
- This leaves 7% of properties as 'other'.

- On average property owners with holidays homes spend approximately 103 days per year at the properties.
- There is an average of 80% occupancy from holiday home owners during long weekends and school holiday periods.
- The average occupancy from holiday home owners during off-peak periods is less than 22%. An amount of 20% occupancy of holiday home owners during off-peak times will be used for traffic analysis calculations further on.

Census data 2021

Census data recently released in 2022 shows:

- 43% of dwellings were occupied (Tue 10 August 2021). Note this has increased from 33% in the 2016 Census data indicating a trend that more property are changing from being holiday homes to be permanent places of residence.

Carparking survey data

There are a number of locations to access the beaches along walking tracks and there are associated carparks at these locations spread along The Esplanade. Access tracks and carparks are shown below in Figure 7.

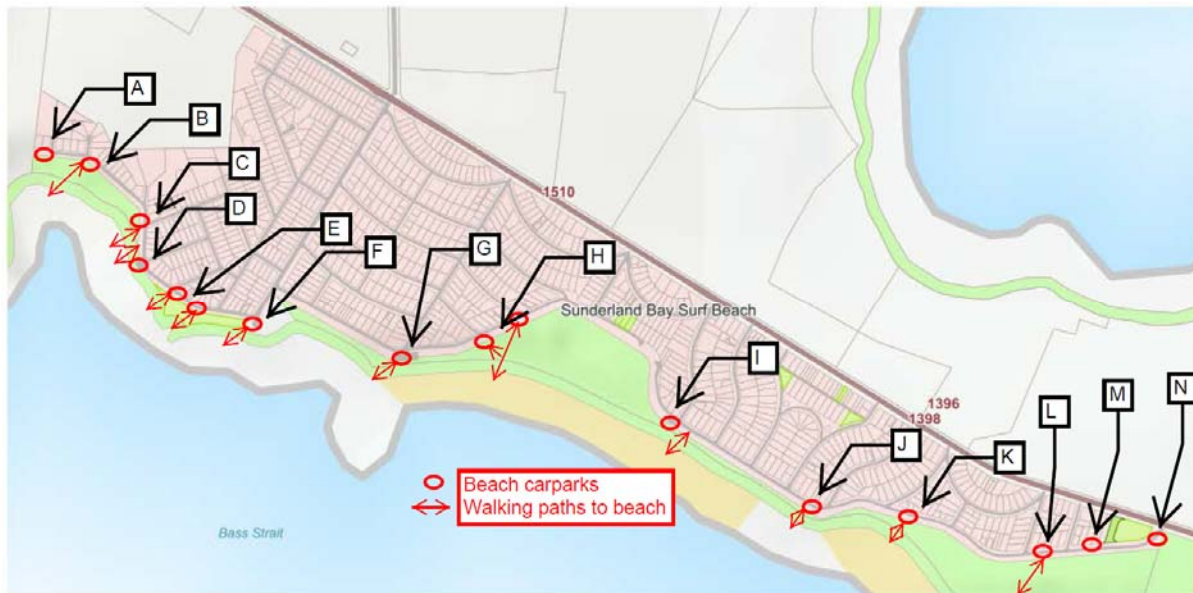


Figure 7 – Map of traffic count data

Video data at various times during 2021, 2022 and 2023 has been collected is shown in Table 4. In summary the following can be estimates of carparking usage in peak and off peak traffic periods has been assumed:

- From a carparking survey conduction on Saturday 14 January 2023 7am to 7pm when the conditions were sunny and the temperature was 31 degrees, the average parked duration for a vehicle at a beach car park is 58 mins 44 sec. For the purposes of these estimates this will be averaged at 1 hour.
- Figure 8 below shows how the carparking at the beach carparks fluctuates though out the day and has the highest amount of carparking between 10am and 5pm.

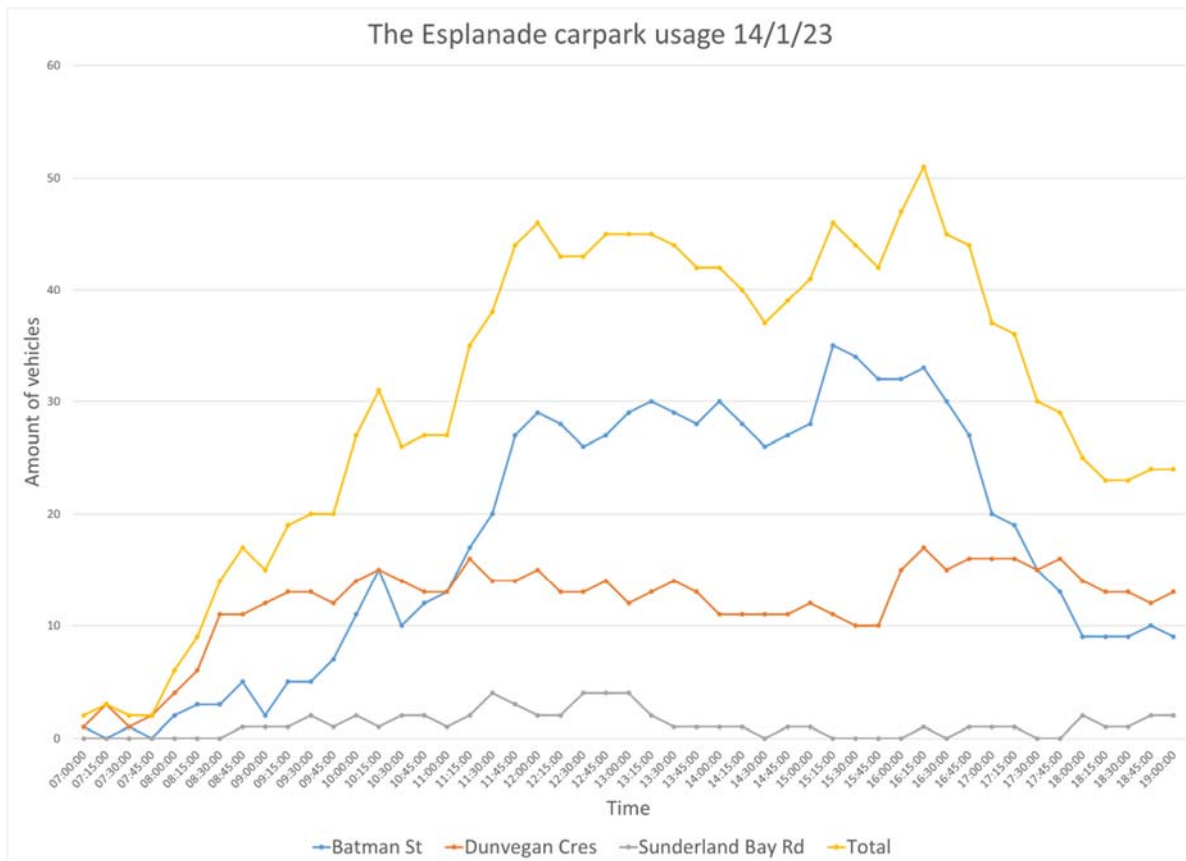


Figure 8 – Graph of carparking survey on Saturday 14 January 2023 7am to 7pm

- The capacity of the beach carparks is approximately 140 vehicles. There is at times some overflow in some carparks and cars will park along The Esplanade.
- Typical peak (long weekends and school holiday periods) periods of the beach carparking usage is between 0 and 78 vehicles parked at any one time. Conservatively allowing 80 vehicles (57% capacity) parked per hour over a period of 10am-5pm 7hrs per day and 40 vehicles (29% capacity) for another 5hrs (8am-10am & 5pm-8pm) accumulates to 760 vehicles per day at beach carparks. This would account for 1520 vehicle movements to and from the beach carparks through the estates by the wider community (i.e. tourist traffic).

- Typical off peak periods of the beach carparking usage is between 0 and 9 vehicles parked at any one time. Conservatively allowing 15 vehicles (11% capacity) parked per hour over a period of 12hrs (7am-7pm) accumulates to 180 vehicles per day at beach carparks. This would account for 360 vehicle movements to and from the beach carparks through the estates by the wider community (i.e. tourist traffic).

		Carpark														
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	Total
	Capacity	6	2	2	8	4	12	44	6	20	14	2	12	6	2	140
Peak Traffic Period	Min usage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Max usage	0	5	1	1	0	1	25	8	10	18	0	9	0	0	78
Off Peak Traffic Period	Min usage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Max usage	0	0	0	1	1	0	3	0	2	2	0	0	0	0	9

Table 4 – Carpark usage data 2021-22

Traffic data

Traffic collected in the Christmas holidays of 2021-22 (peak traffic period) and then in February 2022 (off peak traffic period) showed:

- A total traffic volume of 3278 vehicles per day on average for the main roads that connect to the beach carparks from 31/12/21 to 6/1/22 (peak traffic period).
- A total traffic volume of 1884 vehicles per day on average for the main roads that connect to the beach carparks from 11/2/22 to 17/2/22 (off peak traffic period).
- A map of these traffic count locations is shown in Figure 9.
- The locations of traffic counts generally service 425 private properties to access Phillip Island Road which is the primary vehicle movement direction to and from for private properties.

Benefit Ratio Statement

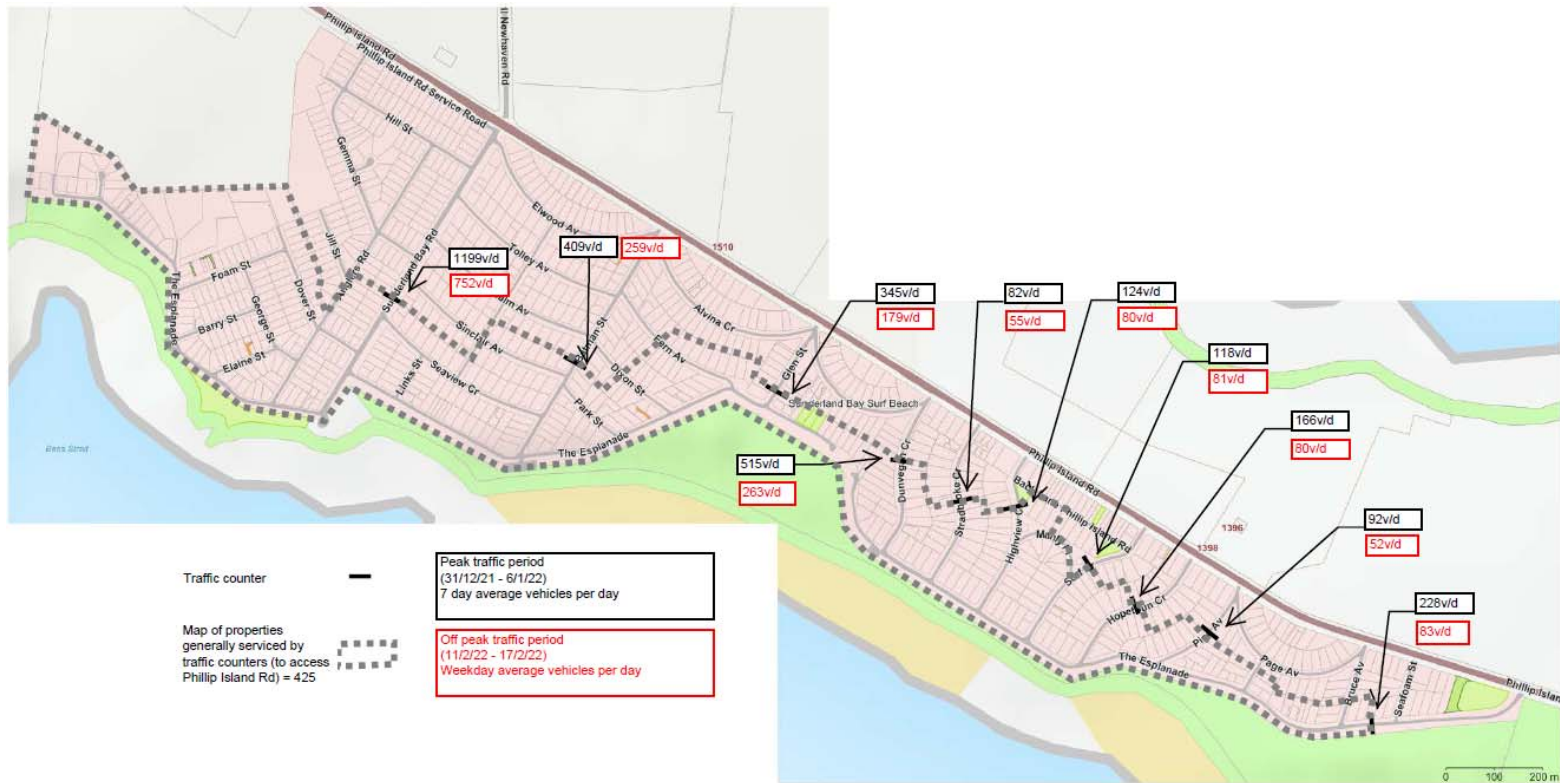


Figure 9 – Map of traffic count data

Aerial data

Aerial data from 2021 showed the following

- There were 62 vacant blocks across both the estates
- Of the 425 private properties serviced by the traffic count data, there was 31 vacant blocks, which equates to 7%.

Traffic Analysis

Assuming 44% (according to Community Survey and Census data 2021) of the 425 private properties are used as a primary place of residences, this equates to 187 private properties.

Assuming 44% (according to Community Survey) of the 425 private properties are used as holiday homes, this equates to 187 private properties.

31 (7%) of the 425 private properties service by the traffic count data are vacant blocks and will generate a negligible amount of traffic.

This leaves 5% of properties as 'other' (remainder being 20 private properties). Assuming half of these are primary place of residences and half are holidays homes similar to the above ratio, this will increase the amount of primary residences to 197 and holiday homes also to 197.

For peak period of traffic periods

Taking away the 1520 vehicle movements (from the wider community) from the total traffic count of 3278 during the peak traffic period equates to an amount of 1758 vehicles per day being generated by 425 private properties.

Using an occupancy rate of 100% for the primary place of residence and 80% for the holiday homes), this equates to an occupancy rate of $100\% \times 197 + 80\% \times 197 = 355$ properties occupied during peak traffic out of the 425 private properties serviced by the traffic count data.

Averaging the traffic generated of 1758 over the private properties occupied and generating traffic (355), this equates to 4.9 vehicle trips per private property.

For off peak period of traffic periods

Taking away the 360 vehicle movements from the wider community from the total traffic count of 1884 during the peak traffic period equates to an amount of 1524 vehicles per day being generated by 425 private properties.

Using an occupancy rate of 100% for the primary place of residence and 0% for the holiday homes), this equates to an occupancy rate of $100\% \times 197 + 20\% \times 197 = 236$ properties occupied during off peak traffic out of the 425 private properties serviced by the traffic count data.

Averaging the traffic generated of 1524 over the properties occupied and generating traffic (236), this equates to 6.5 vehicle trips per private property.

The Infrastructure Design Manual 2019 Version 5.30, Clause 12.3.1 used by Bass Coast Shire Council recommends that there is 10 vehicle trips generated per household per day for residential urban areas when fully developed.

The 4.9 and 6.5 vehicle trips per property generated in peak and off peak traffic periods is within a reasonable level of the assumed amount of traffic being generated by private properties.

It is assumed there are 116 peak traffic periods (days) per year based on the long weekends, school holiday periods and summer weekends in December and February as shown in Table 5 below. This also aligns closely with the average amount of time property owners with holiday homes spend in the area each year according to the community survey data collected (103).

Typical peak holiday periods per year			Days
Christmas holidays	18/12/2021	30/01/2022	44
Labour Day weekend	12/03/2022	14/03/2022	3
Easter school holidays	9/04/2022	25/04/2022	17
Anzac day	25/04/2022	25/04/2022	1
Queens birthday weekend	11/06/2022	13/06/2022	3
June school holidays	25/6/2022	10/7/2022	16
AFL grandfinal weekend	23/09/2022	25/09/2022	3
September school holidays	17/09/2022	2/10/2022	16
Additional summer weekends in December & February			13
		Total	116

Table 5: Peak traffic periods per year

Based on an ultimate design of 4.9 and 6.5 vehicle trips being generated by private properties in in peak and off peak periods respectively, the following vehicle trips per year would be generated in the future as shown in Table 6.

Vehicle trips generated by private properties	Vehs/day	Days	Properties	Vehicle trips per year
Peak veh/day	4.9	116	1037	589,431
Off peak (veh/day)	6.5	249	1037	1,678,385
			Total	2,267,816

Table 6: Vehicle trips per year generated by private properties

The amount of 2,267,816 vehicle trips per year will be used as a reference related to the 531.5 Benefit Units being generated by the road works for the private properties.

Based on an ultimate design of carparking in the future, typical peak periods of the beach carparking usage will conservatively allow for 140 vehicles (100% capacity) parked per hour over a period of 12hrs per day results in a usage of 1400 vehicles per day at beach carparks. This would account for 2,800 vehicle movements to and from the beach carparks through the estates by the wider community (i.e. tourist traffic).

Based on an ultimate design of carparking in the future, typical off peak periods of the beach carparking usage will conservatively allow for 70 vehicles (50% capacity) parked per hour over a period of 12hrs per day results in a usage of 840 vehicles per day at beach carparks. This would account for 1680 vehicle movements to and from the beach carparks through the estates by the wider community (i.e. tourist traffic).

The resulting vehicles trips per year generated by the wider community accessing the beach carparks in shown in Table 7 below.

Vehicle trips generated by beach carparks / access	Vehs/day	Days	Vehicle trips per year
Peak veh/day	2,800	116	324,800
Off peak (veh/day)	1680	249	418,320
		Total	743,120

Table 7: Vehicle trips per year generated by beach carparks / access

Based on a pro-rata approach, the amount of Benefit Units to be adopted for improvement in public beach access will be $743,120 / 2,267,816 \times 531.5 \text{ BU} = 175 \text{ BU}$

There will be an improvement in water quality being discharged at the stormwater outfall drains through sealing of the roads. It is recommended that 11 BU be allowed for this benefit which again is considered to be (at best) a marginal benefit. The cost of the scheme works (referrable to the sealing of the roads) results in an allowance of 531.5 BU. This is approximately 2% of the road sealing costs and is considered to be reasonable.

There will be an improved access for the use of The Esplanade and other roads within the estates as emergency routes if Phillip Island Road is close. The Department of Transport open data indicates that Phillip Island Road in the vicinity of Sunderland Bay and Surf Beach carries traffic volumes in the order of 12,000 vehicles per day, refer to Figure 10. Conservatively allowing this detour to be required four times a year will generate a further 48,000 vehicles per year.

Benefit Ratio Statement

Based on a pro-rata approach, the amount of Benefit Units to be adopted for improvement in access for the emergency routes use within the estate will be $48,000/2,637,714 \times 531.5 \text{ BU} = 10 \text{ BU}$

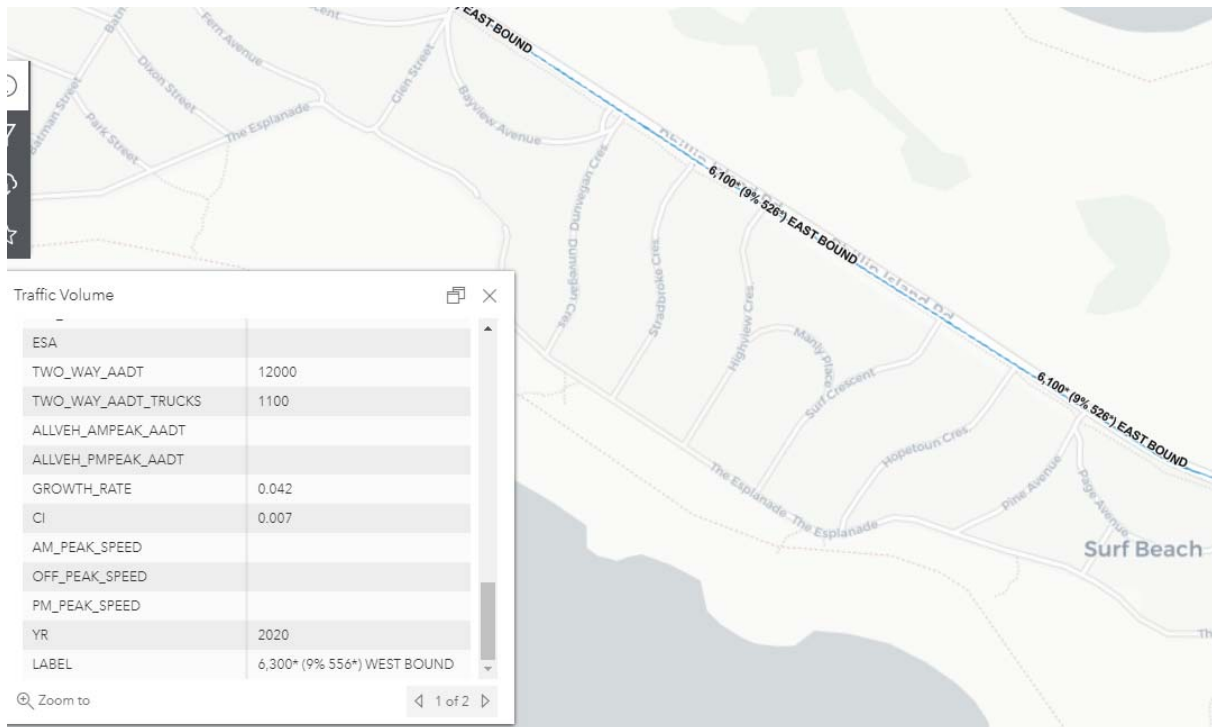


Figure 10 –Traffic data along Phillip Island Road

There will be an improvement in terms of risk mitigation involving sewage spills within the estate when there are heavy rains. The installation of underground stormwater drainage and reconnection of illegal tapplings from houses into the sewer pipes and over to the stormwater system will direct stormwater through larger pipes instead of small sewer pipes that can not handle the flow. Although this is a minor benefit to the project and not the main purpose of the scheme, it is recommended that a conservative amount of 53 BU be allowed for this benefit which again is considered to be (at best) a minor benefit. The cost of the scheme works (referrable to the drainage) results in an allowance of 531.5 BU. This is approximately 10% of the drainage costs and is considered to be reasonable.

The total community benefits are shown in the table below:

Total Community Benefits (TCB)	
External traffic for beach access (ultimate design)	175
Sealing of the roads resulting in better water quality	11
Improved emergency access or road closure	10
Reduced risk of sewage overflows	53
Total TCB	249

H. Calculating the Benefit Ratio

The benefit ratio is calculated as:-

$$R = \frac{TSB_{(in)}}{TSB_{(in)} + TSB_{(out)} + TCB}$$

$$R = \frac{1063}{1063 + 17 + 249} = \frac{1063}{1329}$$

Benefit Ratio = 0.7998

I. Calculating the Maximum Total Levy

The Act and the prescribed ministerial guidelines set out the basis for administering the scheme and determining the distribution of costs. Council has to determine the maximum amount that landowners included within the scheme must contribute towards the works, also known as the maximum total levy. The legislation and guidelines require Council to determine the following:

- Identify any properties within the scheme boundary that will not be included in the scheme but will receive a benefit. This requirement primarily relates to non-rateable properties such as Crown Land. The guidelines indicate that Council should contribute financially for these properties.
- The level of community benefit that Council is required to contribute to the scheme based on the level of benefit to the greater community.

Council must determine the maximum total amount that may be levied on landowners in accordance with the Act. The following formula is used to determine the maximum levy amount:

$$S = R \times C$$

Where **R** is the benefit ratio determined by Council, **C** is the total scheme cost and **S** is the maximum amount levied to landowners.

Maximum Levy Amount (R x C = S)
0.7998 x \$33,340,822 = \$26,665,989



Apportionment and Distribution Statement

Surf Beach and Sunderland Bay SCS

August 2023

Surf Beach and Sunderland Bay - Road and Drainage Construction

Introduction

Council has developed a priority list which prioritises all the areas across Bass Coast that have unconstructed streets and inadequate drainage, with a view to upgrading these areas. The policy which guides these projects is Council's Urban Roads and Drainage Improvement Policy 2019. The funding mechanism for these types of upgrades shall be adopted through Council resolution.

Funding sources may include:

- direct Council contribution;
- external grants, funding, or contributions;
- A special rate or charge in accordance with Section 163 of the *Local Government Act 1989*;
- a combination of the above.

The special charge provisions allow for costs to be equitably attributed to those that receive a benefit.

The Surf Beach and Sunderland Bay estates are now the highest priority within the priority list.

Surf Beach and Sunderland Bay estates has had a history of dust, flooding and safety issues over many years. These include but are not limited to the following:

- Flooding of roads and private property from high rainfall events
- Dust issues created by passing vehicles
- Pedestrian safety issues due to pedestrians using roads to walk along for access

Council officers are working to investigate opportunities to improve downstream waterway health and stormwater quality issues in the area. Downstream wetland improvements will provide wider environmental benefits and will be conducted as a separate project to the Special Charge Scheme project.

At its 15 March Council Meeting 2023 Council resolved to:

1. Adopt Concept Option 1: Base Case (with modifications) for the full upgrade of roads and drainage improvements in Surf Beach and Sunderland Bay estates as the preferred design option.
2. Proceed to cost estimating and proposed funding model including distribution of costs for consideration at a future meeting of Council.
3. Advise the head petitioner of Council's decision, regarding the petition against the Surf Beach / Sunderland Bay Potential Special Charge Scheme.

Apportionment and Distribution Statement



It is expected that all properties included within the scheme are expected to gain a benefit from road and drainage works, over and above what currently exists. There are a number of properties within the scheme area that will not receive the same level of road and drainage improvement benefits as other properties within the estates. The properties that do not receive the same level of benefits shall receive a 'discounted' road or drainage benefit and this is further detailed in below sections of this report.

A. Method of Apportionment

For this project the maximum total levy amount has been calculated in accordance with these guidelines. The total levy amount and other relevant data is summarised in the table below.

Total Project Cost	\$35,049,972
LESS 50% contribution towards footpaths	\$375,739
LESS the cost to upgrade Sunderland Bay Road	\$688,931
LESS the cost to install water sensitive urban design swales within the estate	\$293,456
LESS the cost to seal beach carparks	\$351,024
LESS (TOTAL)	\$1,709,150
Total Scheme Costs	\$33,340,822
Benefit Ratio	0.7998
Maximum Levy Amount	\$26,665,989
Council Contribution (%)	0.2002
Council Contribution (\$)	\$6,674,833
Total Council Liability	\$8,383,983

In order to apportion the maximum total levy amount between properties included within the scheme, each property was assessed to determine the benefit they receive from the works. The maximum total levy amount has been distributed amongst all properties that are considered to receive a benefit from the works.

All 1041 properties within the scheme receive a relevant special benefit from the works to be provided under the scheme. The relevant special benefit is the construction of roads and the provision of an underground stormwater drainage system in the roads.

After evaluating various alternatives for the method of distribution, it was considered that the method adopted results in the most fair and equitable distribution of costs.

The distribution of costs amongst the properties in the scheme has been distributed on the basis of road and drainage components of works. Road component costs of works have been distributed based on the following various factors which include:

- A portion of the road component costs being equally shared amongst all property owners
- A portion of the road component costs being distributed to property owners based on whether the property is adjacent to a road with a proposed footpath to be installed
- A portion of the road component costs being distributed to property owners based on boundary lengths (front and side) adjacent to a road(s) proposed to be upgraded
- A discount being applied to the side boundary of a property adjacent to a road
- A discount being applied if a property is adjacent to an existing sealed road
- A discount being applied if a property is on a very small area of land (if the road component costs are shared equally)
- Boundary lengths adjacent to roads on some selected properties being shared to better apportion costs. For example, a 6 lot subdivision on 2 average size lots with a common driveway or a 2 lot hammer head style subdivision.

The distribution of drainage component costs of works have been distributed based on the following factors:

- Property area
- A discount being applied to a property zoning of Low Density Residential Zone
- A discount being applied to a property which is directly adjacent and accessible to an existing Council underground drainage network

Once these dimensions and factors had been confirmed, each property's individual circumstance were considered and different adjustment factors were trialled. These factors are as follows:

Consideration A

It was considered that the road component distribution of costs be based on:

- 97% of road component costs based on road sealing portion of costs
- 3% of road component costs based on footpath portion of costs
- Road sealing portion of costs to be distributed based on property boundary lengths adjacent to road(s).
- Footpath portion of costs to be distributed equally amongst properties, however a discount of 50% will apply to a property if there is no footpath proposed in the adjacent road.
- Street boundary length is made up of 100% the front boundary (typically the shorter boundary) and 30% of any additional boundaries with other streets (for example a corner block).

- Boundary lengths adjacent to roads on some selected properties have been shared to better apportion costs. For example, a 6 lot subdivision on 2 average size lots with a common driveway or a 2 lot hammer head style subdivision.
- Properties that share a boundary with existing sealed roads of Sunderland Bay Road and / or Phillip Island Road will have a 100% discount on those specific boundaries.

It was considered that the drainage component distribution of costs be based on:

- Area of the property
- Properties zoned Low Density Residential Zone will have a maximum size of 1432m² (sized of 2 average residential properties) applied.
- Properties directly adjacent and accessible to an existing Council underground drainage network, will have a 20% discount applied.

Consideration B

It was considered that the road component distribution of costs be based on:

- 97% of road component costs based on road sealing portion of costs
- 3% of road component costs based on footpath portion of costs
- Road sealing portion of costs to be distributed equally amongst properties.
- Footpath portion of costs to be distributed equally amongst properties, however a discount of 50% will apply to a property if there is no footpath proposed in the adjacent road.
- Street boundary lengths do not apply
- Properties that share a boundary with existing sealed roads of Sunderland Bay Road and / or Phillip Island Road will have a 100% discount on those specific boundaries.

It was considered that the drainage component distribution of costs be based on:

- Area of the property
- Properties zoned Low Density Residential Zone will have a maximum size of 1432m² (sized of 2 average residential properties) applied.
- Properties directly adjacent and accessible to an existing Council underground drainage network, will have a 20% discount applied.

Consideration C

It was considered that the road component distribution of costs be based on:

- 97% of road component costs based on road sealing portion of costs
- 3% of road component costs based on footpath portion of costs
- Road sealing portion of costs to be distributed based on property boundary lengths adjacent to road(s).
- Footpath portion of costs to be distributed equally amongst properties, however a discount of 50% will apply to a property if there is no footpath proposed in the adjacent road.
- Street boundary length is made up of 100% the front boundary (typically the shorter boundary) and 100% of any additional boundaries with other streets (for example a corner block). There is no discount for side boundaries in this option.

- Boundary lengths adjacent to roads on some selected properties have been shared to better apportion costs. For example, a 6 lot subdivision on 2 average size lots with a common driveway or a 2 lot hammer head style subdivision.
- Properties that share a boundary with existing sealed roads of Sunderland Bay Road and / or Phillip Island Road will have a 100% discount on those specific boundaries.

It was considered that the drainage component distribution of costs be based on:

- Area of the property
- Properties zoned Low Density Residential Zone will have a maximum size of 1432m² (sized of 2 average residential properties) applied.
- Properties directly adjacent and accessible to an existing Council underground drainage network, will have a 20% discount applied.

Consideration D

It was considered that the road component distribution of costs be based on:

- 97% of road component costs based on road sealing portion of costs
- 3% of road component costs based on footpath portion of costs
- 50% of the road component costs (excludes footpaths) to be distributed based on property boundary lengths adjacent to road(s).
- 43% of the road component costs (excludes footpaths) to be distributed equally amongst properties.
- Footpath portion of costs to be distributed equally amongst properties, however a discount of 50% will apply to a property if there is no footpath proposed in the adjacent road.
- Street boundary length is made up of 100% the front boundary (typically the shorter boundary) and 30% of any additional boundaries with other streets (for example a corner block).
- Boundary lengths adjacent to roads on some selected properties have been shared to better apportion costs. For example, a 6 lot subdivision on 2 average size lots with a common driveway or a 2 lot hammer head style subdivision.
- Properties that share a boundary with existing sealed roads of Sunderland Bay Road and / or Phillip Island Road will have a 100% discount on those specific boundaries.

It was considered that the drainage component distribution of costs be based on:

- Area of the property
- Properties zoned Low Density Residential Zone will have a maximum size of 1432m² (sized of 2 average residential properties) applied.
- Properties directly adjacent and accessible to an existing Council underground drainage network, will have a 20% discount applied.

Consideration E - Recommended

It was considered that the road component distribution of costs be based on:

- 97% of road component costs based on road sealing portion of costs
- 3% of road component costs based on footpath portion of costs

- 25% of the road component costs (excludes footpaths) to be distributed based on property boundary lengths adjacent to road(s).
- 72% of the road component costs (excludes footpaths) to be distributed equally amongst properties.
- Footpath portion of costs to be distributed equally amongst properties, however a discount of 50% will apply to a property if there is no footpath proposed in the adjacent road.
- Street boundary length is made up of 100% the front boundary (typically the shorter boundary) and 30% of any additional boundaries with other streets (for example a corner block).
- Boundary lengths adjacent to roads on some selected properties have been shared to better apportion costs. For example, a 6 lot subdivision on 2 average size lots with a common driveway or a 2 lot hammer head style subdivision.
- Properties that share a boundary with existing sealed roads of Sunderland Bay Road and / or Phillip Island Road will have a 100% discount on those specific boundaries.

It was considered that the drainage component distribution of costs be based on:

- Area of the property
- Properties zoned Low Density Residential Zone will have a maximum size of 1432m² (sized of 2 average residential properties) applied.
- Properties directly adjacent and accessible to an existing Council underground drainage network, will have a 20% discount applied

Consideration E has been considered the most fair and equitable option amongst all properties as costings resulted in being more evenly spread throughout, while still considering all of the various factors.

A detailed list of distribution of costs compared is outlined in Attachment I.

Adjustment Factors

Once the maximum levy amount has been calculated it is necessary to determine an appropriate way to distribute these costs to all property owners included within the scheme boundary. The traditional method of apportionment is to distribute costs partly based on road component costs and partly based on drainage component costs.

The road component costs traditionally can either be distributed based on two different methods. The first method being based on a percentage of boundary lengths adjacent to the road so that those with longer a front boundary will contribute more based on proximity and accessibility to the road. The second method is to distribute the road component costs evenly amongst all the property owners based on property owners receiving a similar improvement based on similar usage of the road network.

The property sizes and shapes in Surf Beach and Sunderland Bay are very diverse and due to this nature some have a very small or very large boundaries adjacent to the road. The smallest boundary to the road is 3.81m and the largest boundary to the road is 120.31m. Although the

largest boundary is made up of 53.71m front boundary and 66.60m of side boundary, this still creates a large differential in lengths and in cost distribution if costs are apportioned only using this method. If the method of distributing the road component costs equally amongst property owners is used, then it does not account that some property owners with longer front boundaries will be gaining additional benefit from the proximity and accessibility that comes with a longer boundary adjacent to the road. For these reasons, it is considered appropriate to also consider a method of apportioning the road component costs using a combination of the two methods such that some of the costs are distributed based on boundary length adjacent to the road and some of the costs are distributed equally amongst property owners based on a similar usage of the road.

The drainage improvement component costs are traditionally based on the area of the properties as the area is proportional to the amount of stormwater that the property would be potentially contributing towards the drainage network based on the property's potential to install a residential dwelling and associated impervious area that contributes to stormwater flows.

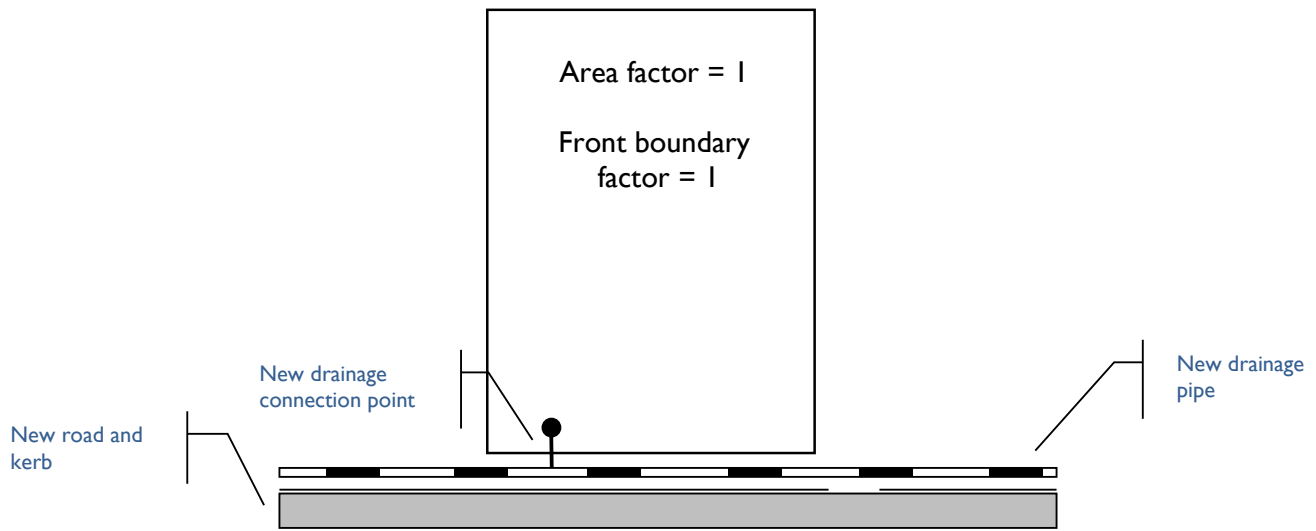
The site area and front and/or side boundary lengths of each property is established and checked against the property title or plan of subdivision.

Adjustment factors for each property are then considered to ensure the resulting apportionment costs are considered fair and equitable for all properties included in the scheme. These adjustment factors included:

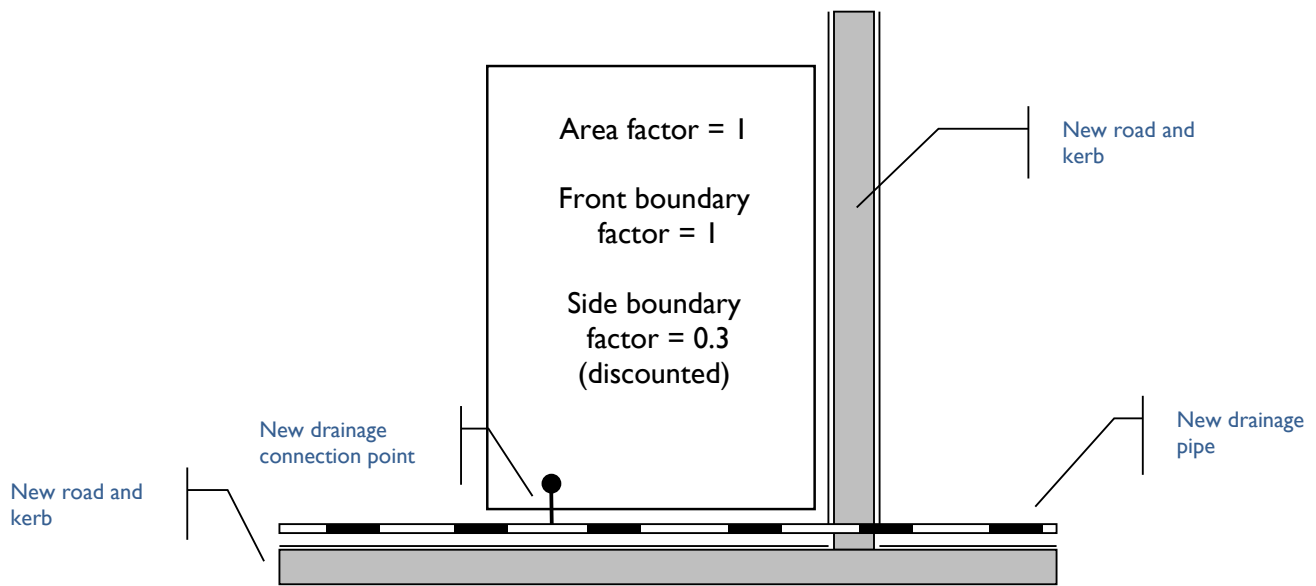
- Whether road component costs are apportioned equally or based on boundary lengths
- Whether a property has a front and / or side boundary (i.e. a corner block)
- Whether a property is located adjacent to an existing sealed road
- Whether a property will have a new footpath installed in the adjacent street
- Whether a property is located directly adjacent and accessible to an existing Council underground drainage network.
- Whether a property has an overly large size of area such as those located in Low Density Residential Zone (LDRZ)
- Whether a property has a very small size of area and is unlikely to be developed into a residential dwelling property on the individual property
- Whether the property should share a front or side boundary with other previously subdivided properties. For example, a 6 lot subdivision on 2 average size lots with a common driveway or a 2 lot hammer head style subdivision.

Examples of how the adjustment factors could be used to distribute the costs amongst property owners are shown below:

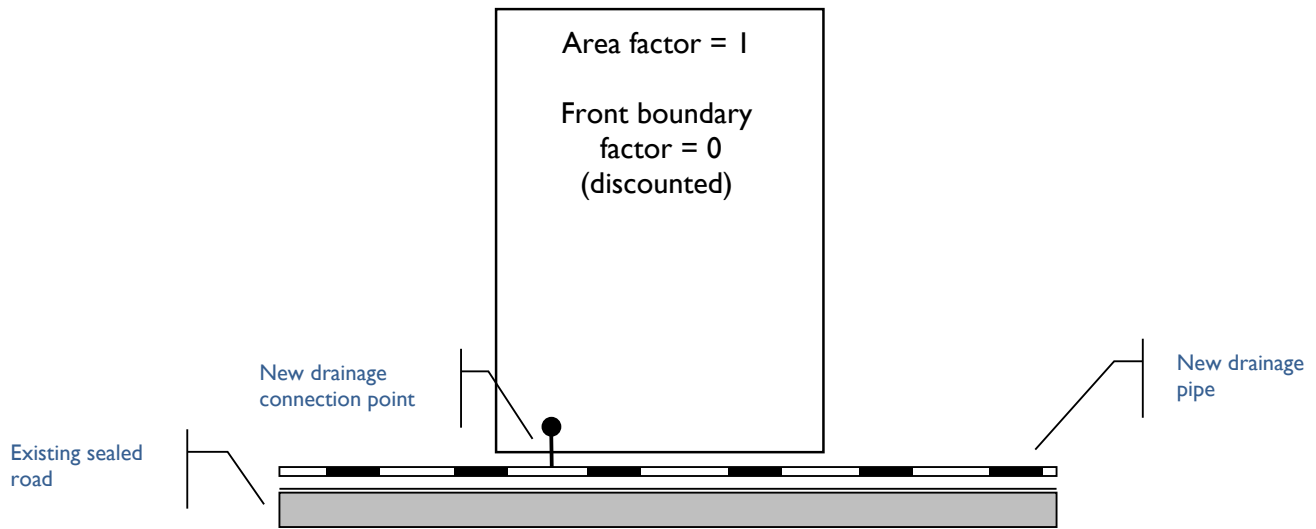
Standard property (no adjustment)



Corner Property

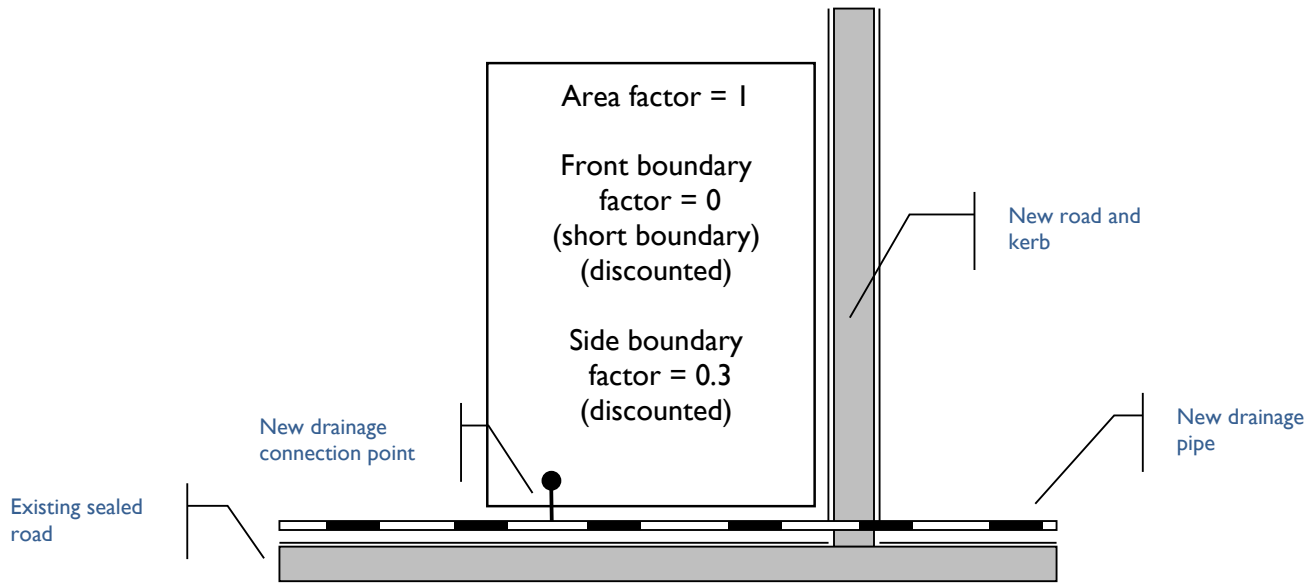


Property next to existing sealed road (Sunderland Bay Road or Phillip Island Rd)



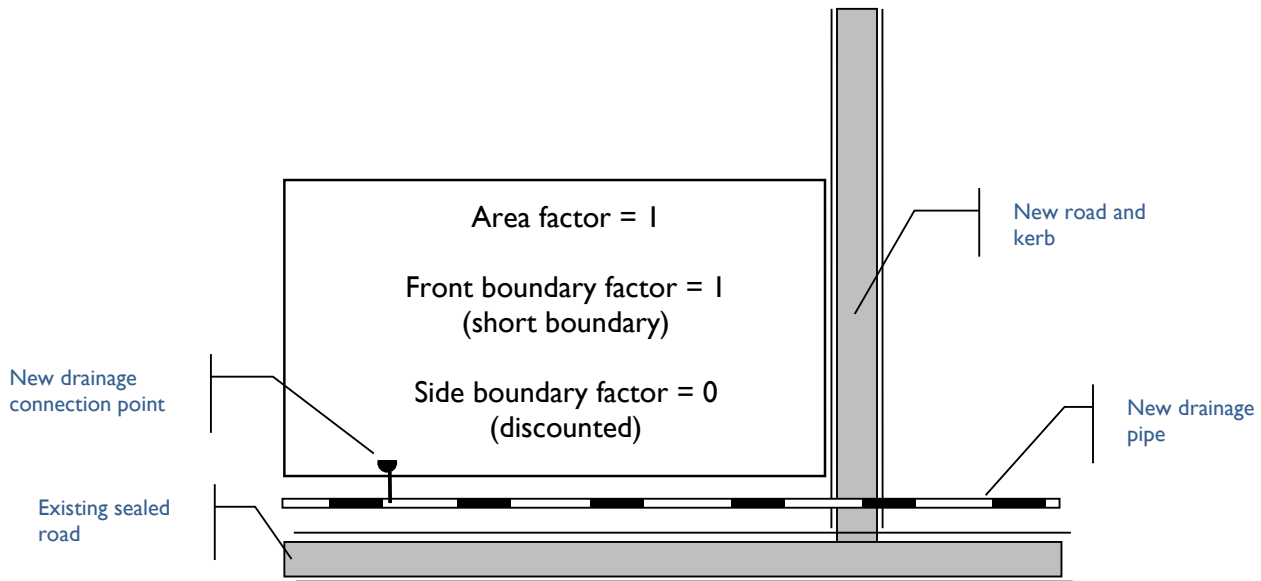
Corner property next to existing sealed road (Sunderland Bay Road or Phillip Island Rd)

Short boundary

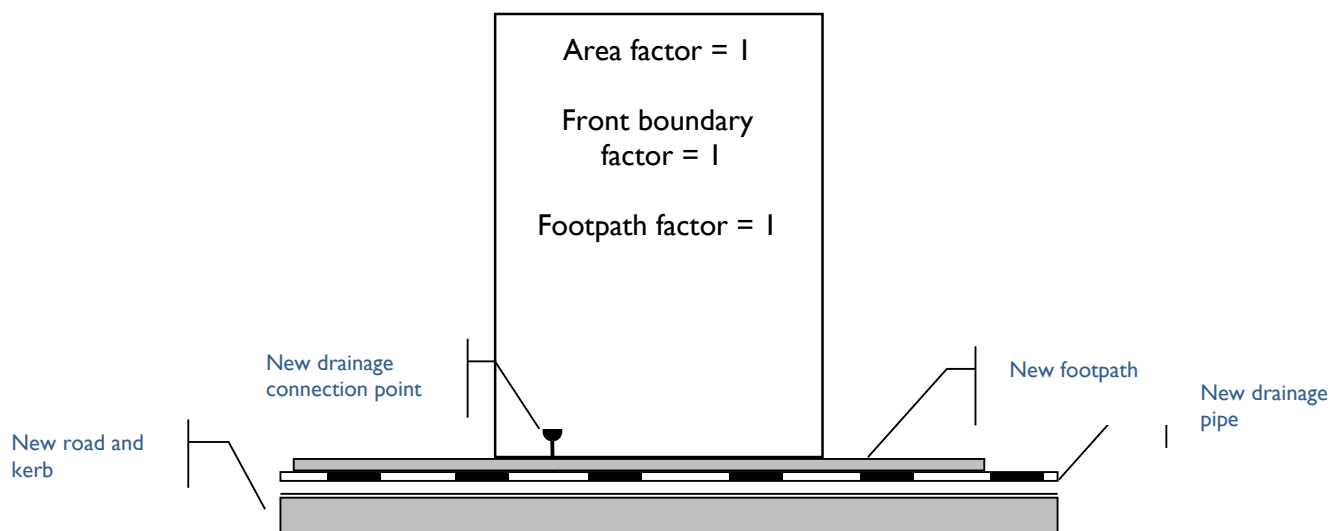


Corner property next to existing sealed road (Sunderland Bay Road or Phillip Island Rd)

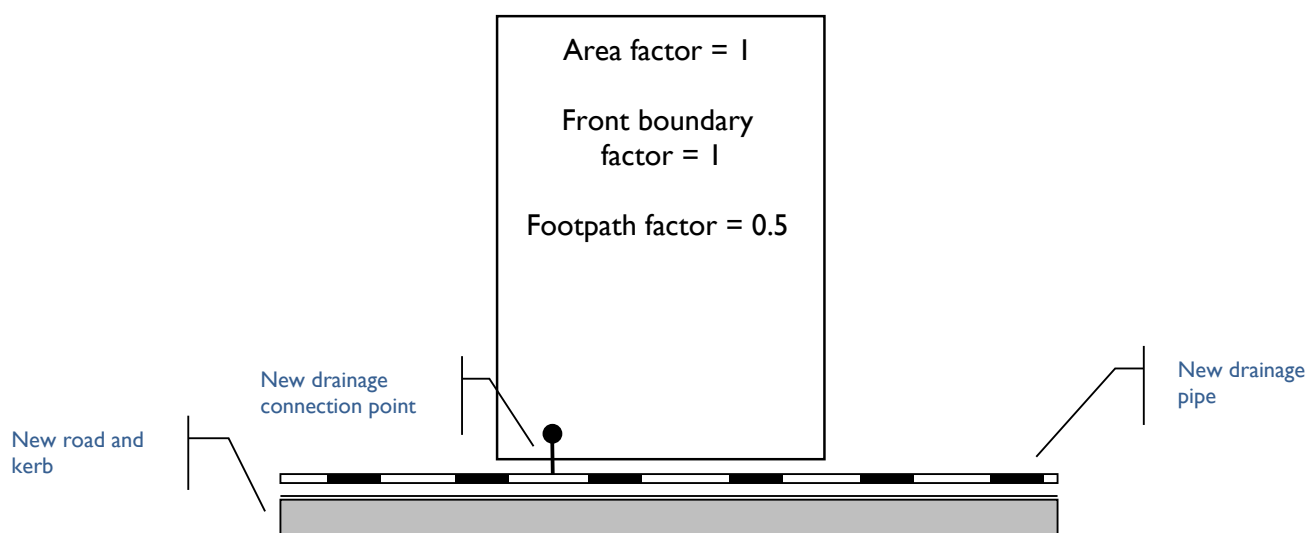
Long boundary



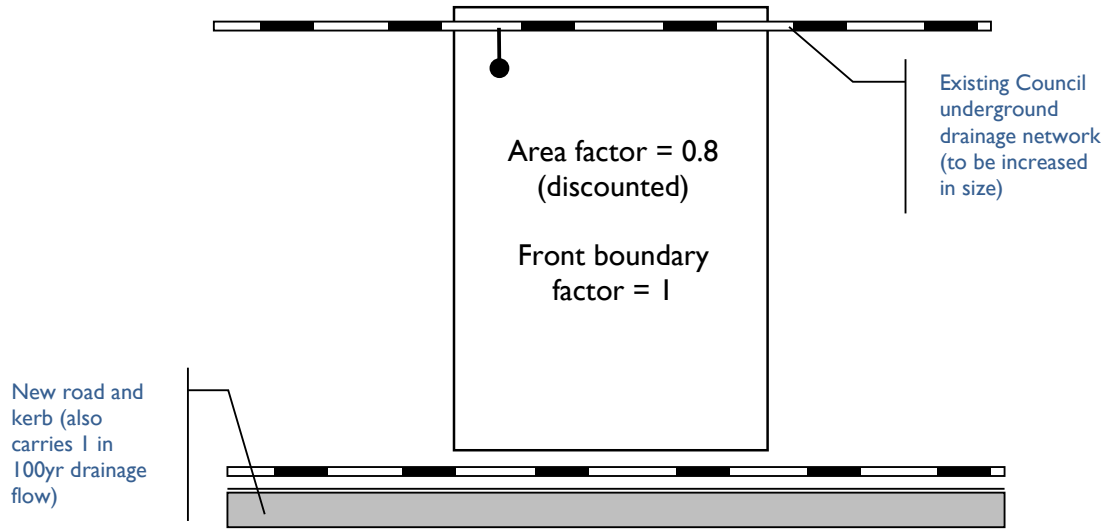
Property with new footpath



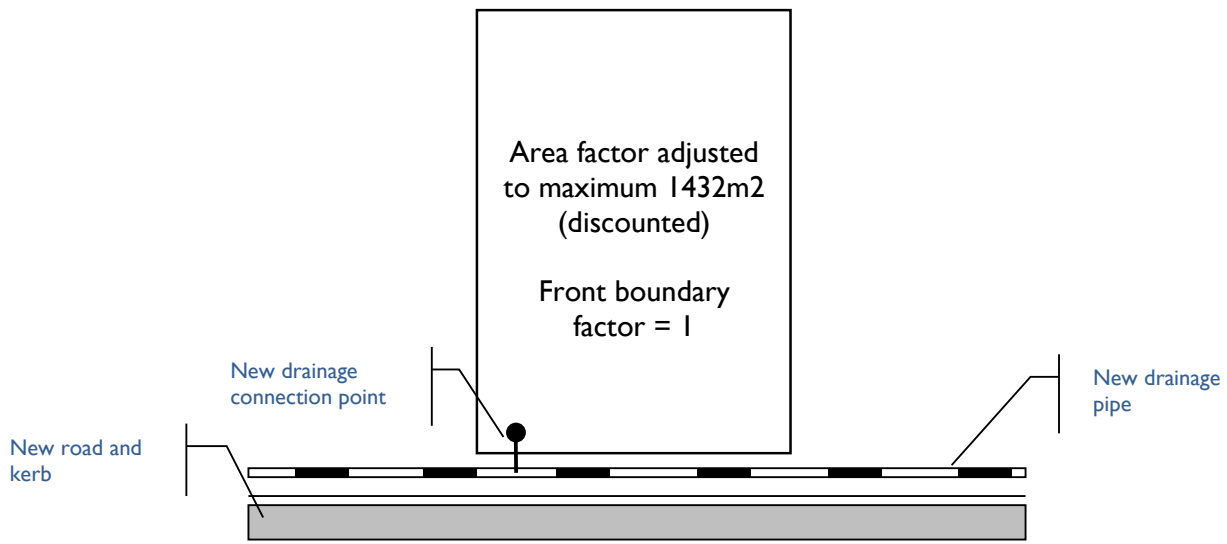
Property (with no new footpath)



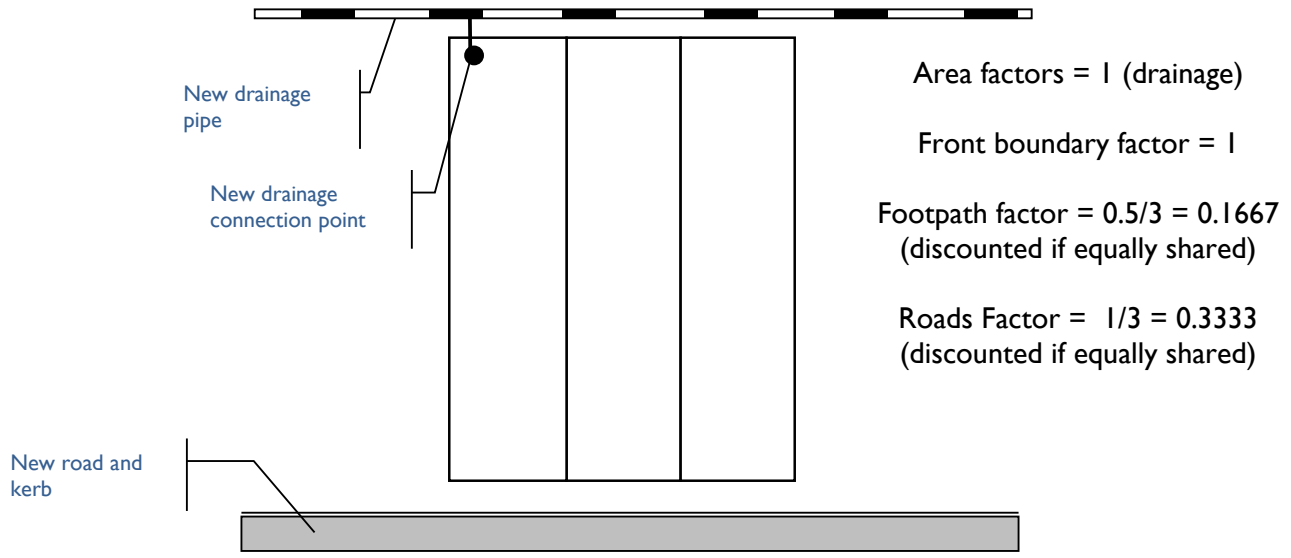
Property with existing Council underground drainage network



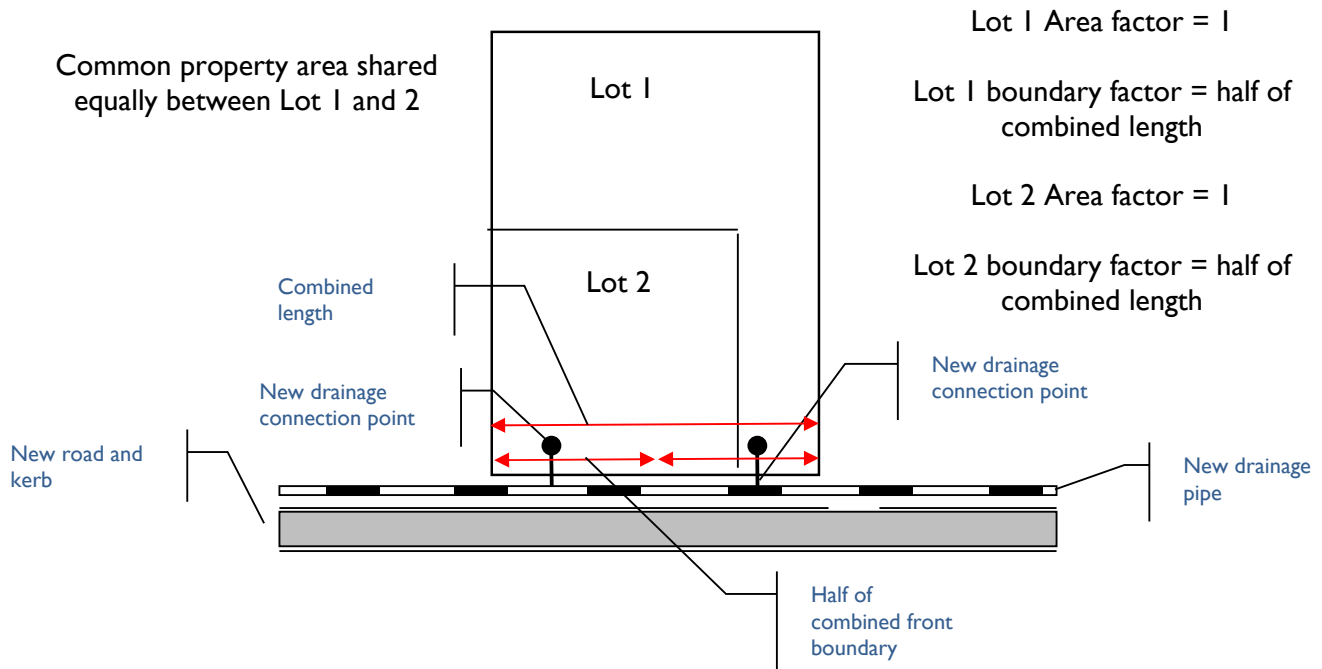
Large sized property zoned Low Density Residential (LDRZ)



Very small sized properties



Shared Front Boundary



In order to apportion the total levy amount between the properties within the scheme, each property was assessed to determine the benefit they receive from the works. Refer to the Benefit Ratio Statement.

The apportionment data is collected and summarised within the attached spreadsheet. Refer to Attachment I. Actual dimensions and areas of properties have been obtained from title information.

Multiple Boundary Adjustments (i.e. corner blocks)

The properties included in the scheme that have more than one boundary with roads, such as a front (short) boundary and a side (long) boundary adjacent to different streets will receive different benefits from road related infrastructure and as such will have an adjustment factor of 0.3 applied to the length of side boundary. The total boundary of the property that will be considered will be a combination of the front boundary (short) and 0.3 of the side boundary adjacent to roads. Due to the unusual layout of lots in the estates, sometimes there are boundaries on back of properties that are adjacent to roads and in these instances, the back boundaries will still be referred to as a front or side boundary dependent on the length of the boundary.

Apportionment and Distribution Statement

Road Component Adjustment for existing sealed roads

139 properties share a boundary with Phillip Island Road or Sunderland Bay, which are sealed roads and will not receive the same level of road improvement benefits as other properties that are within the estates. The properties that will not receive the same level of road improvement benefits are listed in Table 1 and shown in Figures 1A and 1B below. The discount proposed is to exclude the road component cost for the boundary shared with the sealed road. Boundaries shared with other roads that are unsealed and planned to be upgraded will still be subject to the road improvement benefits and costs will be apportioned accordingly.

2 Sunderland Bay Road	45 Sunderland Bay Road	69 Phillip Island Road	157 Phillip Island Road
4 Sunderland Bay Road	47 Sunderland Bay Road	75 Phillip Island Road	157A Phillip Island Road
6 Sunderland Bay Road	49 Sunderland Bay Road	77-79 Phillip Island Road	159B Phillip Island Road
8 Sunderland Bay Road	51 Sunderland Bay Road	81-83 Phillip Island Road	159A Phillip Island Road
10 Sunderland Bay Road	53 Sunderland Bay Road	85-87 Phillip Island Road	161 Phillip Island Road
12 Sunderland Bay Road	55 Sunderland Bay Road	89-91 Phillip Island Road	161A Phillip Island Road
14 Sunderland Bay Road	1 Elwood Avenue	93 Phillip Island Road	163 Phillip Island Road
16 Sunderland Bay Road	2 Elwood Avenue	95 Phillip Island Road	165 Phillip Island Road
18 Sunderland Bay Road	1/2 Bayview Avenue	97 Phillip Island Road	167 Phillip Island Road
20 Sunderland Bay Road	2/2 Bayview Avenue	99 Phillip Island Road	169 Phillip Island Road
22 Sunderland Bay Road	26-28 Bayview Avenue	101-103 Phillip Island Road	171 Phillip Island Road
24 Sunderland Bay Road	29 Phillip Island Road	105-107 Phillip Island Road	173 Phillip Island Road
26 Sunderland Bay Road	31 Phillip Island Road	109 Phillip Island Road	175 Phillip Island Road
28 Sunderland Bay Road	33 Phillip Island Road	111 Phillip Island Road	177-179 Phillip Island Road
30 Sunderland Bay Road	33A Phillip Island Road	115 Phillip Island Road	181 Phillip Island Road
32 Sunderland Bay Road	35 Phillip Island Road	117 Phillip Island Road	183 Phillip Island Road
34 Sunderland Bay Road	35A Phillip Island Road	121 Phillip Island Road	31 Hill Street
36 Sunderland Bay Road	37 Phillip Island Road	123 Phillip Island Road	37 Gemma Street
38 Sunderland Bay Road	37A Phillip Island Road	125-127 Phillip Island Road	56 Gemma Street
40 Sunderland Bay Road	39 Phillip Island Road	129 Phillip Island Road	30 Dover Street
42 Sunderland Bay Road	41 Phillip Island Road	1/1A Stradbroke Crescent	1 Tolley Avenue
44 Sunderland Bay Road	43 Phillip Island Road	2/1A Stradbroke Crescent	2 Tolley Avenue
44A Sunderland Bay Road	43A Phillip Island Road	3/1A Stradbroke Crescent	1 Malcalm Avenue
46 Sunderland Bay Road	45 Phillip Island Road	131 Phillip Island Road	2 Malcalm Avenue
48 Sunderland Bay Road	47 Phillip Island Road	137 Phillip Island Road	1 Sinclair Avenue
50 Sunderland Bay Road	49 Phillip Island Road	139 Phillip Island Road	2 Sinclair Avenue
52 Sunderland Bay Road	51 Phillip Island Road	1/141 Phillip Island Road	2 Seaview Crescent
54 Sunderland Bay Road	53 Phillip Island Road	2/141 Phillip Island Road	40 Elwood Avenue
3-5 Sunderland Bay Road	55 Phillip Island Road	143 Phillip Island Road	2 Alvina Crescent
7 Sunderland Bay Road	57 Phillip Island Road	145 Phillip Island Road	40 Alvina Crescent
9 Sunderland Bay Road	59 Phillip Island Road	147 Phillip Island Road	2 Surf Crescent
17 Sunderland Bay Road	61 Phillip Island Road	149 Phillip Island Road	2 Page Avenue
37 Sunderland Bay Road	63 Phillip Island Road	151 Phillip Island Road	32 Page Avenue
39 Sunderland Bay Road	65 Phillip Island Road	153 Phillip Island Road	232 The Esplanade
43 Sunderland Bay Road	67 Phillip Island Road	155 Phillip Island Road	

Table 1: List of properties that exclusive front Phillip Island Road and Sunderland Bay Road

Benefit Ratio Statement



Figure 1A: List of properties that exclusive front Phillip Island Road and Sunderland Bay Road (west side)



Figure 1B: List of properties that exclusive front Phillip Island Road and Sunderland Bay Road (east side)

Road Component Adjustment Footpaths

829 properties will not have a footpath installed in the adjacent streets as part of the proposed upgrade project. It is proposed that footpaths will only be installed along the main connecting streets of The Esplanade, a small section of Sunderland Bay Road, Batman Street, Glen Street and Dunvegan Crescent as a result of community consultation and the preferred concept plan adopted. It is proposed that there will be 212 properties that will be adjacent to footpaths along the main connecting streets. Although the properties along the streets that do not have a footpath proposed to be installed will receive a benefit from improved pedestrian access and safety in connecting networks (main connecting streets), those properties will not receive the same level of benefit as compared to those properties adjacent to new footpaths. For the purposes of apportioning the costs in a fair and reasonable manner, it is proposed that the properties in streets without footpaths are provided a discount in terms of footpath costs. It is considered that a 50% discount in terms of footpath contribution (which is a small part of the overall road component costs) is a conservative amount. Footpaths costs within the scheme costs are 3% of the overall road component costs. Note this is separate to the 50% contribution towards footpaths by Council. For simplicity, the properties that are considered to have the no footpath discounts as there will be a footpath installed adjacent to the property are listed in Table 2 and shown in Figures 2A and 2B below. Note some of the properties are located on corner blocks of the streets with footpaths being installed:

2 Alvina Cres	14 Dunvegan Cres	56 The Esplanade	148 The Esplanade
40 Alvina Cres	15 Dunvegan Cres	58 The Esplanade	150 The Esplanade
1 Batman St	16 Dunvegan Cres	60 The Esplanade	152 The Esplanade
2 Batman St	17 Dunvegan Cres	62 The Esplanade	154 The Esplanade
2A Batman St	18 Dunvegan Cres	64 The Esplanade	156 The Esplanade
3 Batman St	19 Dunvegan Cres	66 The Esplanade	158 The Esplanade
4 Batman St	20 Dunvegan Cres	68 The Esplanade	160 The Esplanade
5 Batman St	21 Dunvegan Cres	70 The Esplanade	162 The Esplanade
6 Batman St	22 Dunvegan Cres	1/72 The Esplanade	164 The Esplanade
7 Batman St	23 Dunvegan Cres	2/72 The Esplanade	166 The Esplanade
8 Batman St	24 Dunvegan Cres	74 The Esplanade	168 The Esplanade
9 Batman St	16 Elane St	76 The Esplanade	170 The Esplanade
10 Batman St	39 Elwood Ave	76A The Esplanade	172 The Esplanade
11 Batman St	40 Elwood Ave	76C The Esplanade	174 The Esplanade
13 Batman St	26 Fern Ave	78 The Esplanade	176 The Esplanade
15 Batman St	28 Fern Ave	78A The Esplanade	178 The Esplanade
17 Batman St	1 Glen St	80 The Esplanade	180 The Esplanade
19 Batman St	2 Glen St	80A The Esplanade	182 The Esplanade
21 Batman St	3 Glen St	82 The Esplanade	184 The Esplanade
23 Batman St	4 Glen St	84 The Esplanade	186 The Esplanade
25 Batman St	5 Glen St	86 The Esplanade	188 The Esplanade
27 Batman St	6 Glen St	88 The Esplanade	190 The Esplanade
29 Batman St	7 Glen St	90 The Esplanade	192 The Esplanade
31 Batman St	8 Glen St	92 The Esplanade	194 The Esplanade
33 Batman St	9 Glen St	94 The Esplanade	196 The Esplanade

Table 2: List of properties that will have a footpath installed along the street (continues next page)

Benefit Ratio Statement

35 Batman St	10 Glen St	94A The Esplanade	198 The Esplanade
37 Batman St	11 Glen St	96 The Esplanade	200 The Esplanade
38 Batman St	12 Glen St	98 The Esplanade	200A The Esplanade
39 Batman St	14 Glen St	100 The Esplanade	200B The Esplanade
40 Batman St	16 Glen St	102 The Esplanade	202 The Esplanade
41 Batman St	23 Hopetoun Cres	1/104 The Esplanade	202A The Esplanade
42 Batman St	25 Hopetoun Cres	2/104 The Esplanade	202B The Esplanade
43 Batman St	9 Links St	106 The Esplanade	204 The Esplanade
44 Batman St	12 Links St	108 The Esplanade	204A The Esplanade
46 Batman St	31 Malcarm Ave	1/110 The Esplanade	206 The Esplanade
1/2 Bayview Ave	32 Malcarm Ave	2/110 The Esplanade	206A The Esplanade
2/2 Bayview Ave	7 Park St	112 The Esplanade	208 The Esplanade
26-28 Bayview Ave	61 Phillip Island Rd	114 The Esplanade	208A The Esplanade
7 Beach St	11 Pine Ave	116 The Esplanade	210A The Esplanade
8 Beach St	32 Seaview Cres	118 The Esplanade	210B The Esplanade
12 Bruce Ave	31 Sinclair Ave	118A The Esplanade	212 The Esplanade
31 Dover St	32 Sinclair Ave	126 The Esplanade	214 The Esplanade
1 Dunvegan Cres	46 Sunderland Bay Rd	128 The Esplanade	216 The Esplanade
1A Dunvegan Cres	48 Sunderland Bay Rd	130 The Esplanade	218 The Esplanade
2 Dunvegan Cres	50 Sunderland Bay Rd	132 The Esplanade	220 The Esplanade
3-7 Dunvegan Cres	52 Sunderland Bay Rd	134 The Esplanade	222 The Esplanade
4 Dunvegan Cres	54 Sunderland Bay Rd	136 The Esplanade	224 The Esplanade
6 Dunvegan Cres	55 Sunderland Bay Rd	138 The Esplanade	226 The Esplanade
8 Dunvegan Cres	46 The Esplanade	140 The Esplanade	228 The Esplanade
9 Dunvegan Cres	48 The Esplanade	140A The Esplanade	230 The Esplanade
10 Dunvegan Cres	50 The Esplanade	142 The Esplanade	232 The Esplanade
11 Dunvegan Cres	52 The Esplanade	144 The Esplanade	31 Tolley Ave
13 Dunvegan Cres	54 The Esplanade	146 The Esplanade	32 Tolley Ave

Table 2: List of properties that will have a footpath installed along the street (continued)

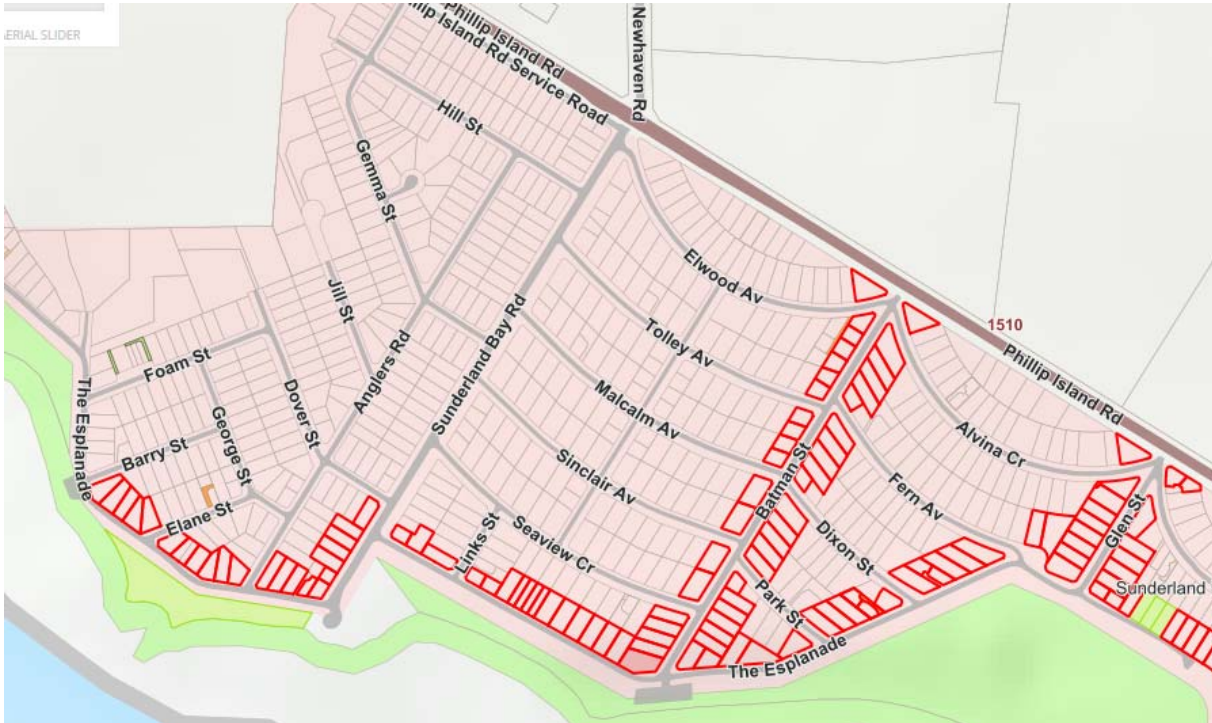


Figure 2A: List of properties adjacent to proposed footpaths (west side)

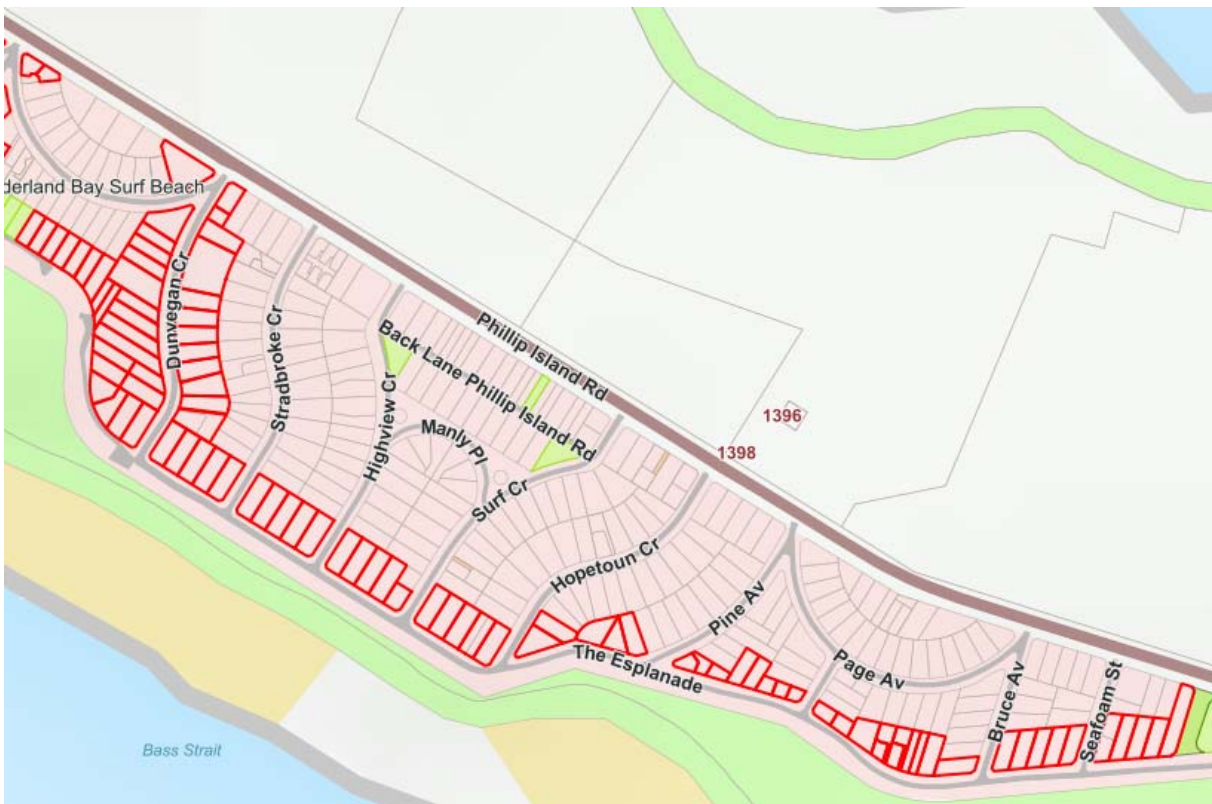


Figure 2B: List of properties adjacent to proposed footpaths (east side)

Area Adjustment Existing Underground Drainage

There are 42 properties that already have a minor underground Council drainage system that can cater for very low stormwater flows available in streets and drainage easements within the scheme area. The minor underground Council drainage system is defined as concrete pipes (min 225mm dia size) and concrete pits maintained by Council installed in a network to service a particular drainage catchment area. These minor underground Council drainage systems do not include small private pvc pipes such as 100-150mm dia discharging to table drains and soaker pits. Some adjacent properties are connected and some are not. These existing underground drainage pipes require to be upgraded as part of the project. It is considered that these properties will receive a benefit from the proposed upgrade of reduced likelihood of flooding from a 1 in 100 year storm event due to the overall drainage system upgrade, which includes installing larger size pipes and also channelisation of the street with kerb and channel. As these properties already have a minor drainage system, these properties will not receive the same level of benefit in terms of drainage as other properties. For this reason, it is considered reasonable to provide these properties with a discount of 20% in the cost apportionment for the drainage component of works. The properties considered for this discount are listed in Table 3 and shown in Figures 3A to 3G below:

1 Barry St	14 George St	2 Sunderland Bay Rd	45 Sunderland Bay Rd
2 Barry St	31 Hill St	3-5 Sunderland Bay Rd	47 Sunderland Bay Rd
2A Dover St	Lot2 Jill St	7 Sunderland Bay Rd	49 Sunderland Bay Rd
2B Dover St	1 Malcalm Ave	9 Sunderland Bay Rd	51 Sunderland Bay Rd
31 Dover St	2 Malcalm Ave	10 Sunderland Bay Rd	53 Sunderland Bay Rd
12 Foam St	2 Seaview Cres	17 Sunderland Bay Rd	54 Sunderland Bay Rd
14 Foam St	1 Sinclair Ave	18 Sunderland Bay Rd	55 Sunderland Bay Rd
15 Foam St	2 Sinclair Ave	20 Sunderland Bay Rd	164 The Esplanade
37 Gemma St	11 Stradbroke Cres	37 Sunderland Bay Rd	1 Tolley Ave
56 Gemma St	13 Stradbroke Cres	39 Sunderland Bay Rd	2 Tolley Ave
2 George St	16 Stradbroke Cres		

Table 3: List of properties adjacent to existing Council underground drainage network



Figure 3A: Minor existing underground drainage system (George St)

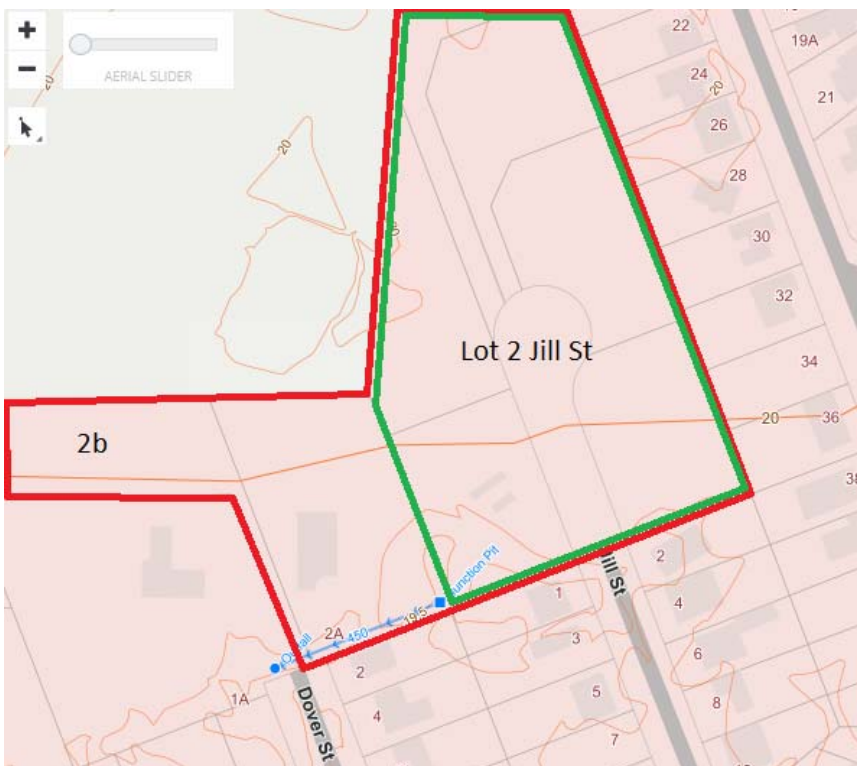


Figure 3B: Minor existing underground drainage system (Jill St to Dover St)

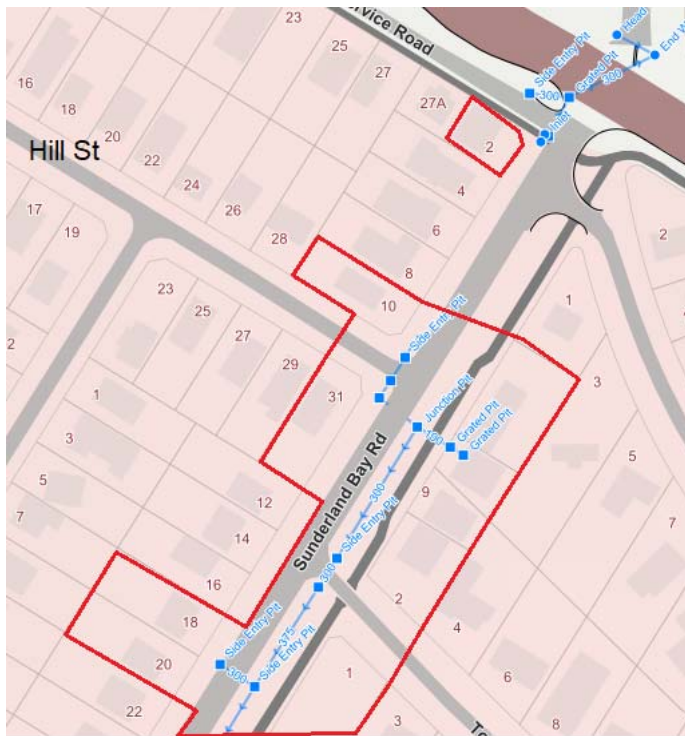


Figure 3C: Minor existing underground drainage system (Sunderland Bay Rd north end)

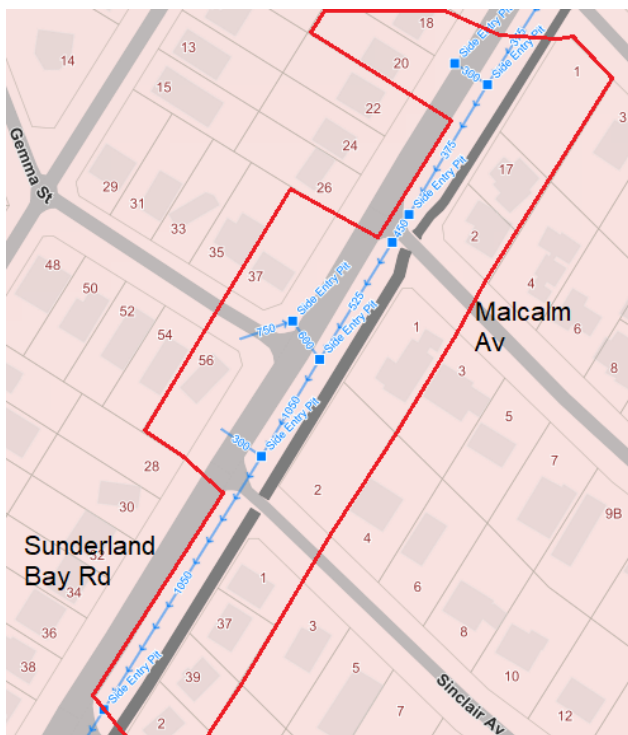


Figure 3D: Minor existing underground drainage system (Sunderland Bay Rd mid section)



Figure 3E: Minor existing underground drainage system (Sunderland Bay Rd south end)



Figure 3F: Minor existing underground drainage system (The Esplanade near Stradbroke Cres)



Figure 3G: Minor existing underground drainage system (Stradbroke Cres to Highview Cres)

Attachments

Area Adjustment for Low Density Residential Zone (LDRZ) properties

There are 13 Low Density Residential Zone (LDRZ) properties on the west side of the scheme area, which have much larger areas as compared to the other General Residential Zone Schedule 1 (GRZ1) properties within the scheme. If the cost proportioning was based on area size of properties, then the LDRZ properties will be contributing an overly large and unfair amount towards the scheme. For the purposes of apportioning the costs in a fair and reasonable manner, it is proposed that the LDRZ properties will be treated similar to a double size residential property and have a maximum of 1432m² adopted for the size. This is considered to be a reasonable approach as the LDRZ properties would be receiving similar benefits as compared to large residential properties within the scheme. The LDRZ properties are listed in Table 4 and shown in Figure 4 below:

1A Dover St	Lot2 Jill St	3 Zephyr Ct
2A Dover St	3 Rowena Rd	4 Zephyr Ct
2B Dover St	5 Rowena Rd	1 Zephyr Ct
1A Hill St	7 Rowena Rd	3 Zephyr Ct
2A Hill St		

Table 4: LDRZ properties on the west side of Sunderland Bay Road



Figure 2: LDRZ properties on the west side of Sunderland Bay Road

Road Component Adjustment for Very Small Area

There are 3 properties on the west side of the scheme area 20, 22 and 24 Foam Street, which have much smaller areas as compared to the other properties within the scheme and would unlikely cater for a residential dwelling on each individual property because of the size. Properties are shown in Figure 5 below. If the road component cost apportionment was based on equally sharing costs per properties, then these properties will be contributing an overly large and unfair amount towards the scheme. For the purposes of apportioning the costs in a fair and reasonable manner, it is proposed that these properties will be provided a discount in the cost apportionment if costs are shared equally for the road component. This is considered to be a reasonable approach for these three properties as it is likely these three properties would need to be combined in size to provide for a single residential dwelling property.



Figure 5 – Very small properties (20-24 Foam Street)

B. Special Benefit Unit Calculation Costs

Once the adjustment factors are determined, the costs are then distributed to each property by defining and applying Benefit Units (BU) to each property. There will be different BU for each component of the overall scheme cost and if those components are to be distributed differently, such as sharing equally or based on a length or area. Each property will have different amounts of BU applied to each cost component depending on the adjustment factors.

If the costs are shared equally, all properties will have 1 BU applied and some properties may have this discounted for various adjustment factors. The value of 1 BU will be equal to the cost of that component divided by the amount of BU in total applied. The total number of BU will be less than the total number of properties.

If the costs are distributed by length or area, then the property with the smallest length or area will have 1 BU applied. Other properties will have a BU applied in proportion to this smallest length or area. For example, if the smallest boundary was 12m, this property would have 1 BU. A property with 15m boundary would have $1 \times 15/12$ BU applied = 1.25 BU.

In terms of distributing the costs in relation to boundary length and area, the smallest boundary adjacent to the road is 5 Rowena Road (3.81m) and the property with the smallest area is 20 Foam Street (169 sq.m).

Note that the road component costs have been broken down into three portions to distribute the costs. These portions are:

- 72% of road components costs to be equally shared (excluded footpaths)
- 25% of road components costs to be distributed based on boundary lengths adjacent to roads (excluded footpaths)
- 3% of road component costs to be distributed based on footpaths

Distribution of Road Sealing Components Costs to be Equally Shared

In terms of calculating the distribution of the equally shared road component sealing costs, this is undertaken by firstly calculating the value of one Road Sealing Equally Shared Related Infrastructure BU (RSESRI BU) and then multiplying this amount by the number of RSESRI BU applied to each property.

The amount of road component cost to be equally shared amongst property owners has been considered to be 72% based on there being a split between the two traditional methods of cost apportionment.

One RSESRI BU is calculated by then multiplying the road component cost by 72% and then dividing by the total RSEQRI BU across the scheme.

The total RSESRI BU = 932.0999

The road component cost is \$10,293,712

$I \text{ RSESRI BU} = 72\% \times \$10,293,712 / 932.0999$

= \$7,951.3719

Distribution of Road Components Costs Related to Footpath

In terms of calculating the distribution of the footpath portion of the road component costs, this is undertaken by firstly calculating the value of one Road Footpath Related Infrastructure BU (RFRI BU) and then multiplying this amount by the number of RFRI BU applied to each property.

The amount of road component cost to be distributed based footpaths has been considered to be 3% based on this being the amount of cost directly related to footpaths in the road component costs.

One RFRI BU is calculated by then multiplying the road component cost by 3% and then dividing by the total RSFRI BU across the scheme.

The total RFRI BU = 625.5001

The road component cost is \$10,293,712

$I \text{ RFRI BU} = 3\% \times \$10,293,712 / 625.5001$

= \$493.7032

Distribution of Road Sealing Components Costs Related to Boundary Length

In terms of calculating the road component costs that are distributed by boundaries adjacent to the road, this is undertaken by firstly calculating the value of one Road Sealing Boundary Related Infrastructure BU (RSBRI BU) and then multiplying this amount by the number of RSBRI BU applied to each property.

The amount of road component cost to be distributed based on boundary length has been considered to be 25% based on there being a split between the two traditional methods of cost apportionment.

One RSBRI BU is calculated by then multiplying the road component cost by 25% and then dividing by the total RSBRI BU across the scheme.

The total RSBRI BU = 4846.0972

The road component cost is \$10,293,712

$I \text{ RSBRI BU} = 25\% \times \$10,293,712 / 4846.0972$

= \$531.0311

Distribution of Drainage Components Costs Related to Area

In terms of calculating the drainage component costs that are distributed by areas, this is undertaken by firstly calculating the value of one Drainage Related Infrastructure BU (DRI BU) and then multiplying this amount by the number of DRI BU applied to each property.

One DRI BU is calculated by then dividing the drainage component cost by the total DRI BU across the scheme.

The total DRI BU = 4433.2723

The drainage component cost is \$16,372,277

1 DRI BU = \$16,372,277 / 4433.2723

= **\$3,693.0457**

RSESRI BU – Road Sealing Equally Shared Related Infrastructure Benefit Unit

RFRI BU – Road Footpath Related Infrastructure Benefit Unit

RSBRI BU – Road Sealing Boundary Related Infrastructure Benefit Unit

DRI BU – Drainage Related Infrastructure Benefit Unit

Typical Apportionment Calculation Examples

Now that the relevant data has been determined, the total cost to each owner in the scheme can be calculated. The examples listed below are based on the various property benefits that are received by properties within the scheme. These examples include the following examples:

- a regular property
- a corner property
- a property adjacent to a sealed road
- a property adjacent to a proposed footpath
- a property in a Low Density Residential Zone
- a property adjacent to an existing Council underground drainage network
- a property with a very small area
- a property with a shared boundary adjacent to the road

Regular Property (35 Anglers Rd)

Property Information

Front boundary = 15.24m

Area = 585m²

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 1.0000

RFRI BU = 0.5000

RSBRI BU = $15.24 / 3.81 = 4.0000$

Drainage Related Infrastructure

DRI BU = $585 / 169 = 3.4615$



Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU x \$7,951.3719 = 1.0000 x \$7,951.3719 = \$7,951.3719

RFRI BU x \$493.7032 = 0.5000 x \$493.7032 = \$246.8516

RSBRI BU x \$531.0311 = 4.0000 x \$531.0311 = \$2,124.1244

Drainage Related Infrastructure

DRI BU x \$3,693.0457 = 3.4615 x \$3,693.0457 = \$12,783.4777

Total property charge = \$23,105.83

Corner Property (1 Dover St)

Property Information

Front boundary = 14.35m

Side boundary = 37.51m

Adjusted boundary = $14.35 + 0.3 \times 37.51 = 25.60\text{m}$

Area = 581m²

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 1.0000

RFRI BU = 0.5000

RSBRI BU = $14.35 / 3.81 = 6.7192$



Drainage Related Infrastructure

DRI BU = $581 / 169 = 3.4379$

Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU $\times \$7,951.3719 = 1.0000 \times \$7,951.3719 = \$7,951.3719$

RFRI BU $\times \$493.7032 = 0.5000 \times \$493.7032 = \$246.8516$

RSBRI BU $\times \$531.0311 = 6.7192 \times \$531.0311 = \$3,568.1042$

Drainage Related Infrastructure

DRI BU $\times \$3,693.0457 = 3.4379 \times \$3,693.0457 = \$12,696.3218$

Total property charge = \$24,462.65

Attachments



Property Adjacent to a Sealed Road (45 Phillip Island Rd)

Property Information

Front boundary = 24.38m

Adjusted boundary = $0.0 \times 24.38 = 0.00\text{m}$

Area = 1028m²

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 0.0000

RFRI BU = 0.5000

RSBRI BU = $0.00 / 3.81 = 0.0000$



Drainage Related Infrastructure

DRI BU = $1028 / 169 = 6.0828$

Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU $\times \$7,951.3719 = 0.0000 \times \$7,951.3719 = \$0.0000$

RFRI BU $\times \$493.7032 = 0.5000 \times \$493.7032 = \$246.8516$

RSBRI BU $\times \$531.0311 = 0.0000 \times \$531.0311 = \$0.0000$

Drainage Related Infrastructure

DRI BU $\times \$3,693.0457 = 6.0828 \times \$3,693.0457 = \$22,464.0584$

Total property charge = \$22,710.91

Attachments



Property Adjacent to a Proposed Footpath (76 The Esplanade)

Property Information

Front boundary = 18.31m

Area = 725m²

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 1.0000

RFRI BU = 1.0000

RSBRI BU = $18.31/3.81 = 4.8058$

Drainage Related Infrastructure

DRI BU = $725 / 169 = 4.2899$



Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU \times \$7,951.3719 = $1.0000 \times \$7,951.3719 = \$7,951.3719$

RFRI BU \times \$493.7032 = $1.0000 \times \$493.7032 = \493.7032

RSBRI BU \times \$531.0311 = $4.8058 \times \$531.0311 = \$2,552.0293$

Drainage Related Infrastructure

DRI BU \times \$3,693.0457 = $4.2899 \times \$3,693.0457 = \$15,842.7967$

Total property charge = \$26,839.90

Property in Low Density Residential Zone (2 Zephyr St)

Property Information

Front boundary = 13.10m

Area = 4010m²

Adjusted area = max 1432m² = 1432m²

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 1.0000

RFRI BU = 0.5000

RSBRI BU = $13.10/3.81 = 3.4383$

Drainage Related Infrastructure

DRI BU = $1432 / 169 = 8.4734$



Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU $\times \$7,951.3719 = 1.0000 \times \$7,951.3719 = \$7,951.3719$

RFRI BU $\times \$493.7032 = 0.5000 \times \$493.7032 = \$246.8516$

RSBRI BU $\times \$531.0311 = 3.4383 \times \$531.0311 = \$1,825.8442$

Drainage Related Infrastructure

DRI BU $\times \$3,693.0457 = 8.4734 \times \$3,693.0457 = \$31,292.6534$

Total property charge = \$41,316.72

Property Adjacent to an Existing Council Underground Drainage Network (45 Sunderland Bay Road)

Property Information

Front boundary = 15.24m

Area = 650m²

Adjusted area = $0.8 \times 650 = 520\text{m}^2$

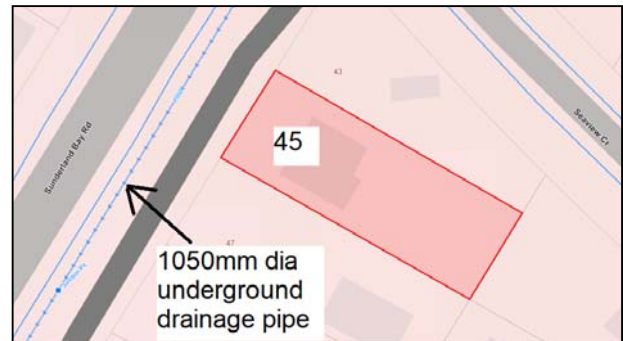
Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 0.0000

RFRI BU = 0.5000

RSBRI BU = 0.0000



Drainage Related Infrastructure

DRI BU = $520 / 169 = 3.0769$

Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU $\times \$7,951.3719 = 0.0000 \times \$7,951.3719 = \$0.0000$

RFRI BU $\times \$493.7032 = 0.5000 \times \$493.7032 = \$246.8516$

RSBRI BU $\times \$531.0311 = 0.0000 \times \$531.0311 = \$0.0000$

Drainage Related Infrastructure

DRI BU $\times \$3,693.0457 = 3.0769 \times \$3,693.0457 = \$11,363.1323$

Total property charge = \$11,609.98

Attachments

Property with a Very Small Area (22 Foam St)

Note image to the right also has Council drainage reserve shaded green

Property Information

Front boundary = 6.40m

Area = 174m²

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = $1/3 = 0.3333$

RFRI BU = $0.5000/3 = 0.1667$

RSBRI BU = $6.40/3.81 = 1.6798$



Drainage Related Infrastructure

DRI BU = $174 / 169 = 1.0296$

Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU $\times \$7,951.3719 = 0.3333 \times \$7,951.3719 = \$2,650.1923$

RFRI BU $\times \$493.7032 = 0.1667 \times \$493.7032 = \$82.3003$

RSBRI BU $\times \$531.0311 = 1.6798 \times \$531.0311 = \$892.0260$

Drainage Related Infrastructure

DRI BU $\times \$3,693.0457 = 1.0296 \times \$3,693.0457 = \$3,802.3599$

Total property charge = \$7,426.88

Attachments

Property with a Share Boundary Adjacent to the Road (1/110 & 2/110 The Esplanade)

1/110 The Esplanade

Property Information

Front boundary = $21.34/2 = 10.67$

Area = $381\text{m}^2 + 0.5 \times \text{common property}$
= $381\text{m}^2 + 0.5 \times 123\text{m}^2 = 443\text{m}^2$

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 1.0000

RFRI BU = 1.0000

RSBRI BU = $10.67/3.81 = 2.8005$

Drainage Related Infrastructure

DRI BU = $443 / 169 = 2.6213$



Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU $\times \$7,951.3719 = 1.0000 \times \$7,951.3719 = \$7,951.3719$

RFRI BU $\times \$493.7032 = 1.0000 \times \$493.7032 = \$493.7032$

RSBRI BU $\times \$531.0311 = 2.8005 \times \$531.0311 = \$1,487.1526$

Drainage Related Infrastructure

DRI BU $\times \$3,693.0457 = 2.6213 \times \$3,693.0457 = \$9,680.5807$

Total property charge = \$19,612.81

2/110 The Esplanade

Property Information

Front boundary = $21.34/2 = 10.67$

Area = $407\text{m}^2 + 0.5 \times \text{common property}$
= $407\text{m}^2 + 0.5 \times 123\text{m}^2 = 469\text{m}^2$

Benefit Units for the Property

Road Related Infrastructure

RSESRI BU = 1.0000

RFRI BU = 1.0000

RSBRI BU = $10.67/3.81 = 2.8005$

Drainage Related Infrastructure

DRI BU = $469 / 169 = 2.7751$

Property Charge for Road and Drainage related infrastructure

Road Related Infrastructure

RSESRI BU $\times \$7,951.3719 = 1.0000 \times \$7,951.3719 = \$7,951.3719$

RFRI BU $\times \$493.7032 = 1.0000 \times \$493.7032 = \$493.7032$

RSBRI BU $\times \$531.0311 = 2.8005 \times \$531.0311 = \$1,487.1526$

Drainage Related Infrastructure

DRI BU $\times \$3,693.0457 = 2.7751 \times \$3,693.0457 = \$10,248.5711$

Total property charge = \$20,180.80

Attachment I Distribution of Costs

Attachment 1: Distribution of Costs Compared

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
1 Alvina Cres	LOT 166 LP 12328	\$ 48,176.98	\$ 37,749.95	\$ 44,974.94	\$ 43,124.71	\$ 40,437.33
2 Alvina Cres	LOT 178 LP 12328	\$ 39,977.74	\$ 29,496.52	\$ 36,767.49	\$ 34,899.21	\$ 32,197.86
3 Alvina Cres	LOT 165 LP 12328	\$ 24,928.53	\$ 27,042.33	\$ 23,626.09	\$ 25,952.74	\$ 26,497.54
4 Alvina Cres	LOT 179 LP 12328	\$ 25,483.33	\$ 26,299.29	\$ 23,984.31	\$ 25,878.69	\$ 26,088.99
5 Alvina Cres	LOT 164 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
6 Alvina Cres	Lot 1 TP 134481 [Fmrly Lot 180 LP12328]	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
7 Alvina Cres	LOT 163 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
8 Alvina Cres	Lot 1 TP97239	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
9 Alvina Cres	LOT 162 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
10 Alvina Cres	LOT 182 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
11 Alvina Cres	LOT 161 LP 12328	\$ 23,894.36	\$ 26,365.03	\$ 22,645.98	\$ 25,091.49	\$ 25,728.26
12 Alvina Cres	LOT 183 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
13 Alvina Cres	LOT 160 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
1/14 Alvina Cres	Lot 1 PS832714	\$ 13,083.82	\$ 18,847.83	\$ 12,334.30	\$ 15,876.69	\$ 17,362.26
2/14 Alvina Cres	Lot 2 PS832714	\$ 12,843.41	\$ 18,607.41	\$ 12,093.88	\$ 15,636.28	\$ 17,121.85
15 Alvina Cres	LOT 159 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
16 Alvina Cres	LOT 185 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
17 Alvina Cres	LOT 158 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
18 Alvina Cres	LOT 186 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
19 Alvina Cres	Lot 157 12328 SP 0	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
20 Alvina Cres	LOT 187 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
21 Alvina Cres	LOT 156 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
22 Alvina Cres	LOT 188 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
23 Alvina Cres	LOT 155 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
24-26 Alvina Cres	CP 355687R	\$ 51,070.12	\$ 41,989.56	\$ 48,072.04	\$ 46,670.26	\$ 44,329.91
25 Alvina Cres	LOT 154 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
27 Alvina Cres	LOT 153 LP 12328	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
28 Alvina Cres	LOT 191 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
29 Alvina Cres	LOT 152 LP 12328	\$ 24,928.53	\$ 27,042.33	\$ 23,626.09	\$ 25,952.74	\$ 26,497.54
30 Alvina Cres	Lot 1 TP521523	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
31 Alvina Cres	LOT 151 LP 12328	\$ 48,166.27	\$ 37,749.95	\$ 44,965.85	\$ 43,119.18	\$ 40,434.57
32 Alvina Cres	LOT 193 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
34-36 Alvina Cres	LOTS 194+195 LP 12328	\$ 51,070.12	\$ 41,989.56	\$ 48,072.04	\$ 46,670.26	\$ 44,329.91
38 Alvina Cres	LOT 196 LP 12328	\$ 25,483.33	\$ 26,299.29	\$ 23,984.31	\$ 25,878.69	\$ 26,088.99
40 Alvina Cres	LOT 197 LP 12328	\$ 39,977.74	\$ 29,496.52	\$ 36,767.49	\$ 34,899.21	\$ 32,197.86
1 Anglers Rd	LOT 52 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
2 Anglers Rd	LOT 104 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
3 Anglers Rd	LOT 53 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
4 Anglers Rd	LOT 105 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
5 Anglers Rd	LOT 54 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
6 Anglers Rd	LOT 106 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
7 Anglers Rd	LOT 55 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
8 Anglers Rd	LOT 107 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
9 Anglers Rd	LOT 56 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 Anglers Rd	LOT 108 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
11 Anglers Rd	LOT 57 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
12 Anglers Rd	Lot 1 PS542246	\$ 19,721.78	\$ 22,322.25	\$ 18,493.06	\$ 20,981.80	\$ 21,652.03
12A Anglers Rd	Lot 2 PS542246	\$ 17,796.22	\$ 20,137.07	\$ 16,528.17	\$ 18,930.45	\$ 19,533.76
13 Anglers Rd	LOT 58 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
14 Anglers Rd	LOT 110 LP 54850	\$ 53,681.02	\$ 34,406.63	\$ 62,859.20	\$ 44,341.89	\$ 39,374.26
15 Anglers Rd	LOT 59 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
16 Anglers Rd	LOT 143 LP 54852	\$ 26,324.15	\$ 23,851.91	\$ 24,327.05	\$ 25,126.26	\$ 24,489.08
17 Anglers Rd	Lot 79 54851 SP 0	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
18 Anglers Rd	LOT 144 LP 54852	\$ 24,906.10	\$ 24,791.79	\$ 23,266.17	\$ 24,850.71	\$ 24,821.25
19 Anglers Rd	LOT 80 LP 54851	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
20 Anglers Rd	LOT 145 LP 54852	\$ 29,034.10	\$ 26,561.87	\$ 27,037.01	\$ 27,836.21	\$ 27,199.04
21 Anglers Rd	LOT 81 LP 54821	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
22 Anglers Rd	LOT 146 LP 54852	\$ 39,522.14	\$ 28,965.30	\$ 53,558.66	\$ 34,406.97	\$ 31,686.13
23 Anglers Rd	LOT 82 LP 54851	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
24 Anglers Rd	LOT 147 LP 54852	\$ 23,462.48	\$ 24,835.37	\$ 27,490.12	\$ 24,127.70	\$ 24,481.53
25 Anglers Rd	LOT 83 LP 54851	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
26 Anglers Rd	LOT 148 LP 54852	\$ 28,768.58	\$ 25,469.09	\$ 26,646.18	\$ 27,169.86	\$ 26,319.48
27 Anglers Rd	LOT 84 LP 54851	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
28 Anglers Rd	LOT 149 LP 54852	\$ 32,758.28	\$ 25,337.99	\$ 30,011.68	\$ 29,162.88	\$ 27,250.44
29 Anglers Rd	LOT 85 LP 54851	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
30 Anglers Rd	Lot 1 PS517847	\$ 25,253.00	\$ 20,596.12	\$ 31,538.01	\$ 22,996.57	\$ 21,796.35
31 Anglers Rd	LOT 86 LP 54851	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
33 Anglers Rd	LOT 87 LP 54851	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
35 Anglers Rd	Lot 1 TP 107694 [Fmrly Lot 169 LP54853]	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
36 Anglers Rd	Lot 1 PS616730	\$ 16,515.42	\$ 17,536.80	\$ 15,047.51	\$ 17,010.32	\$ 17,273.56
37 Anglers Rd	LOT 168 LP 54853	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
39 Anglers Rd	Lot 167 54853 SP 0	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
41 Anglers Rd	LOT 1 TP 134610L [Fmrly Lot 166 LP54853]	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
43 Anglers Rd	LOT 165 LP 54853	\$ 23,916.15	\$ 26,386.81	\$ 22,667.77	\$ 25,113.28	\$ 25,750.05
44 Anglers Rd	Lot 1 TP 136374 [Fmrly Lot 176 LP54853]	\$ 22,683.83	\$ 23,764.75	\$ 21,224.94	\$ 23,207.58	\$ 23,486.16
46 Anglers Rd	Lot 1 TP 111998 [Fmrly Lot 177 LP54853]	\$ 22,921.28	\$ 23,742.59	\$ 21,423.07	\$ 23,319.24	\$ 23,530.92
1 Barry St	LOT 207 LP 74208	\$ 24,252.51	\$ 21,120.53	\$ 34,205.32	\$ 22,734.95	\$ 21,927.74
2 Barry St	LOT 219 LP 74208	\$ 24,252.51	\$ 21,120.53	\$ 34,205.32	\$ 22,734.95	\$ 21,927.74
3 Barry St	LOT 206 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
4 Barry St	LOT 218 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
5 Barry St	LOT 205 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
6 Barry St	LOT 217 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
7 Barry St	LOT 204 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
8 Barry St	LOT 216 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
9 Barry St	LOT 203 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 Barry St	LOT 215 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
11 Barry St	Lot 1 TP 87909Q [Fmrly Lot 202 LP74208]	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
12 Barry St	LOT 214 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
13 Barry St	LOT 201 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
14 Barry St	LOT 213 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
15 Barry St	LOT 200 LP 74208	\$ 25,984.81	\$ 24,004.80	\$ 24,062.27	\$ 25,025.42	\$ 24,515.11
16 Barry St	Lot 1 PS734226	\$ 13,780.30	\$ 17,667.90	\$ 12,746.55	\$ 15,663.99	\$ 16,665.94
18 Barry St	Lot 2 PS734226	\$ 14,348.29	\$ 18,235.89	\$ 13,314.54	\$ 16,231.98	\$ 17,233.94
1 Batman St	LOT 171 LP 12328	\$ 53,228.66	\$ 37,691.01	\$ 66,033.44	\$ 45,700.11	\$ 41,695.56
2 Batman St	Lot 1 PS531075	\$ 20,849.58	\$ 20,908.34	\$ 19,235.86	\$ 20,878.05	\$ 20,893.19
2A Batman St	Lot 2 PS 533288	\$ 18,686.85	\$ 19,881.30	\$ 17,245.16	\$ 19,265.61	\$ 19,573.45
3 Batman St	LOT 170 LP 12328	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
4 Batman St	Lot 2 PS531075	\$ 19,970.58	\$ 21,148.76	\$ 18,526.42	\$ 20,541.45	\$ 20,845.10
5 Batman St	Lot 169 LP12328	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
6 Batman St	Lot 2 PS531505G	\$ 21,223.19	\$ 20,427.50	\$ 19,480.05	\$ 20,837.65	\$ 20,632.58
7 Batman St	LOT 168 LP 12328	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
8 Batman St	Lot 2 PS527922	\$ 20,154.23	\$ 20,580.76	\$ 18,596.21	\$ 20,360.90	\$ 20,470.83
9 Batman St	LOT 1 PS 520612S	\$ 22,757.10	\$ 20,209.24	\$ 27,415.88	\$ 21,522.57	\$ 20,865.91
10 Batman St	Lot 2 PS 527921Q	\$ 20,567.04	\$ 20,777.23	\$ 18,976.26	\$ 20,668.89	\$ 20,723.06
11 Batman St	Lot 136 12328 SP 0	\$ 37,094.40	\$ 29,430.78	\$ 48,880.28	\$ 33,381.10	\$ 31,405.94
13 Batman St	LOT 135 LP 12328	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
15 Batman St	Lot 1 TP 171156 (Frmly LOT 134 LP 12328)	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
17 Batman St	LOT 133 LP 12328	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
19 Batman St	Lot 1 PS630921	\$ 22,434.20	\$ 19,837.72	\$ 27,695.96	\$ 21,176.12	\$ 20,506.92
21 Batman St	LOT 109 LP 12328	\$ 40,572.43	\$ 32,162.53	\$ 51,612.02	\$ 36,497.53	\$ 34,330.03
23 Batman St	LOT 108 LP 12328	\$ 25,181.94	\$ 26,830.51	\$ 23,809.04	\$ 25,980.73	\$ 26,405.62
25 Batman St	LOT 107 LP 12328	\$ 25,181.94	\$ 26,830.51	\$ 23,809.04	\$ 25,980.73	\$ 26,405.62
27 Batman St	LOT 106 LP 12328	\$ 25,181.94	\$ 26,830.51	\$ 23,809.04	\$ 25,980.73	\$ 26,405.62
29 Batman St	LOT 105 LP 12328	\$ 32,728.80	\$ 27,136.29	\$ 44,598.84	\$ 30,019.03	\$ 28,577.66
31 Batman St	LOT 1 PS 501760J	\$ 22,390.26	\$ 19,793.78	\$ 27,583.30	\$ 21,132.17	\$ 20,462.97
33 Batman St	LOT 90 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
35 Batman St	LOT 89 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
37 Batman St	LOT 88 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
38 Batman St	LOT 78 LP 12328	\$ 28,906.28	\$ 25,082.22	\$ 40,479.84	\$ 27,053.39	\$ 26,067.80
39 Batman St	LOT 87 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
40 Batman St	LOT 77 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
41 Batman St	LOT 86 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
42 Batman St	LOT 76 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
43 Batman St	Lot 1 PS547995	\$ 31,522.66	\$ 25,519.11	\$ 41,302.23	\$ 28,613.72	\$ 27,066.41
44 Batman St	Lot 1 93114 SP 0	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
46 Batman St	Lot 75 12328 SP 0	\$ 46,097.80	\$ 34,172.65	\$ 53,764.28	\$ 40,319.63	\$ 37,246.14
1 Bayview Ave	LOT 2 LP 219252S	\$ 28,189.03	\$ 25,381.57	\$ 26,141.16	\$ 26,828.71	\$ 26,105.14
1/2 Bayview Ave	Lot 1 PS811011	\$ 19,771.18	\$ 21,738.90	\$ 18,446.62	\$ 20,724.62	\$ 21,231.76
2/2 Bayview Ave	Lot 2 PS811011	\$ 17,301.65	\$ 19,269.36	\$ 15,977.08	\$ 18,255.08	\$ 18,762.22
3 Bayview Ave	Lot 1 PS623889	\$ 12,534.03	\$ 18,498.10	\$ 11,814.80	\$ 15,423.84	\$ 16,960.97
3A Bayview Ave	Lot 2 623889 SP 0	\$ 17,516.32	\$ 23,480.39	\$ 16,797.09	\$ 20,406.12	\$ 21,943.26
4 Bayview Ave	LOT 279 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
1/5 Bayview Ave	Lot 1 PS735451	\$ 13,350.76	\$ 19,569.08	\$ 12,670.05	\$ 16,363.76	\$ 17,966.42
2/5 Bayview Ave	Lot 2 PS735451	\$ 13,678.33	\$ 19,896.66	\$ 12,997.62	\$ 16,691.33	\$ 18,294.00
6 Bayview Ave	LOT 278 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
7 Bayview Ave	LOT 216 LP 12328	\$ 24,534.91	\$ 26,605.44	\$ 23,225.92	\$ 25,538.16	\$ 26,071.80
8 Bayview Ave	LOT 277 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
9 Bayview Ave	LOT 219 LP 12328	\$ 23,002.18	\$ 25,294.41	\$ 21,726.77	\$ 24,112.85	\$ 24,703.63

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
10 Bayview Ave	LOT 350 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
11 Bayview Ave	LOT 220 LP 12328	\$ 22,080.03	\$ 24,507.42	\$ 20,825.09	\$ 23,256.19	\$ 23,881.81
12 Bayview Ave	LOT 349 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
13 Bayview Ave	LOT 223 LP 12328	\$ 21,774.55	\$ 24,245.22	\$ 20,526.17	\$ 22,971.68	\$ 23,608.45
14 Bayview Ave	LOT 348 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
15 Bayview Ave	LOT 224 LP 12328	\$ 22,036.45	\$ 24,463.85	\$ 20,781.52	\$ 23,212.61	\$ 23,838.23
16 Bayview Ave	LOT 347 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
17 Bayview Ave	LOT 227 LP 12328	\$ 22,876.59	\$ 25,185.10	\$ 21,603.65	\$ 23,995.14	\$ 24,590.12
18 Bayview Ave	LOT 346 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
19 Bayview Ave	LOT 228 LP 12328	\$ 24,332.87	\$ 26,430.39	\$ 23,027.97	\$ 25,349.19	\$ 25,889.79
20 Bayview Ave	LOT 345 LP 12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
21 Bayview Ave	Lot 1 PS600561	\$ 26,514.98	\$ 28,287.99	\$ 25,160.93	\$ 27,374.07	\$ 27,831.03
22 Bayview Ave	LOT 344 LP12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
23 Bayview Ave	LOT 232 LP 12328	\$ 32,563.96	\$ 32,876.97	\$ 30,988.75	\$ 32,715.63	\$ 32,796.30
24 Bayview Ave	Lot 343 LP12328	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
26-28 Bayview Ave	CP 171213D	\$ 69,245.16	\$ 50,911.75	\$ 64,845.52	\$ 60,361.96	\$ 55,636.85
1 Beach St	Lot 1 PS700903	\$ 18,974.32	\$ 18,454.52	\$ 24,601.16	\$ 18,722.46	\$ 18,588.49
2 Beach St	LOT 470 LP 12329	\$ 40,753.36	\$ 35,215.04	\$ 54,884.82	\$ 38,069.84	\$ 36,642.44
3 Beach St	LOT 472 LP 12329	\$ 22,748.75	\$ 25,381.57	\$ 21,524.93	\$ 24,024.45	\$ 24,703.01
4 Beach St	LOT 469 LP 12329	\$ 27,172.31	\$ 29,642.97	\$ 25,923.93	\$ 28,369.44	\$ 29,006.20
5 Beach St	Lot 1 TP 182311	\$ 23,273.16	\$ 25,905.98	\$ 22,049.34	\$ 24,548.86	\$ 25,227.42
6 Beach St	LOT 468 LP 12329	\$ 27,172.31	\$ 29,642.97	\$ 25,923.93	\$ 28,369.44	\$ 29,006.20
7 Beach St	LOT 1 LP 441962	\$ 20,589.00	\$ 19,728.41	\$ 26,636.79	\$ 20,172.01	\$ 19,950.21
8 Beach St	LOT 3 PS 519150N (FMR LOT 1 TP139246)	\$ 16,427.53	\$ 16,756.62	\$ 19,750.89	\$ 16,586.99	\$ 16,671.80
1 Bella Ct	LOT 114 LP 54850	\$ 26,028.14	\$ 29,358.61	\$ 24,910.00	\$ 27,641.87	\$ 28,500.24
2 Bella Ct	LOT 118 LP 54850	\$ 38,531.42	\$ 27,217.38	\$ 45,680.31	\$ 33,049.36	\$ 30,133.37
3 Bella Ct	LOT 115 LP 54850	\$ 33,043.08	\$ 36,373.55	\$ 31,924.94	\$ 34,656.81	\$ 35,515.18
4 Bella Ct	LOT 117 LP 54850	\$ 28,144.19	\$ 29,490.08	\$ 26,725.44	\$ 28,796.32	\$ 29,143.20
1 Bruce Ave	LOT 505 LP 12329	\$ 30,177.40	\$ 28,965.30	\$ 28,371.18	\$ 29,590.09	\$ 29,277.70
2 Bruce Ave	LOTS 1+2 TP 823175L(FMRLY LOT 480 LP 12329)	\$ 43,017.87	\$ 29,708.34	\$ 56,802.65	\$ 36,568.92	\$ 33,138.63
3 Bruce Ave	Lot 504 12329 SP 0	\$ 30,177.40	\$ 28,965.30	\$ 28,371.18	\$ 29,590.09	\$ 29,277.70
4 Bruce Ave	LOT 481 LP 12329	\$ 26,942.27	\$ 27,763.58	\$ 25,444.06	\$ 27,340.23	\$ 27,551.90
5 Bruce Ave	LOT 503 LP 12329	\$ 30,264.92	\$ 29,052.82	\$ 28,458.70	\$ 29,677.62	\$ 29,365.22
6 Bruce Ave	LOT 482 LP 12329	\$ 26,942.27	\$ 27,763.58	\$ 25,444.06	\$ 27,340.23	\$ 27,551.90
8 Bruce Ave	LOT 483 LP 12329	\$ 26,942.27	\$ 27,763.58	\$ 25,444.06	\$ 27,340.23	\$ 27,551.90
10 Bruce Ave	LOT 484 LP 12329	\$ 26,942.27	\$ 27,763.58	\$ 25,444.06	\$ 27,340.23	\$ 27,551.90
12 Bruce Ave	LOT 485 LP 12329	\$ 34,045.04	\$ 27,879.33	\$ 45,874.06	\$ 31,057.53	\$ 29,468.43
1 Dixon St	LOT 104 LP 12328	\$ 32,415.60	\$ 29,424.35	\$ 30,339.88	\$ 30,966.23	\$ 30,195.29
2 Dixon St	LOT 110 LP 12328	\$ 25,115.94	\$ 27,916.47	\$ 23,917.53	\$ 26,472.90	\$ 27,194.69
2A Dixon St	Lot 2 PS630921	\$ 21,203.72	\$ 19,678.03	\$ 19,350.00	\$ 20,464.47	\$ 20,071.25
3 Dixon St	LOT 103 LP 12328	\$ 23,386.23	\$ 25,840.61	\$ 22,135.38	\$ 24,575.47	\$ 25,208.04
4 Dixon St	LOT 111 LP 12328	\$ 22,930.77	\$ 25,731.30	\$ 21,732.35	\$ 24,287.73	\$ 25,009.51
5 Dixon St	LOT 102 LP 12328	\$ 23,386.23	\$ 25,840.61	\$ 22,135.38	\$ 24,575.47	\$ 25,208.04
6 Dixon St	LOT 112 LP 12328	\$ 26,647.41	\$ 27,457.80	\$ 25,147.54	\$ 27,040.07	\$ 27,248.93
7 Dixon St	LOT 101 LP 12328	\$ 23,386.23	\$ 25,840.61	\$ 22,135.38	\$ 24,575.47	\$ 25,208.04
8 Dixon St	LOT 113 LP 12328	\$ 26,647.41	\$ 27,457.80	\$ 25,147.54	\$ 27,040.07	\$ 27,248.93
9 Dixon St	LOT 100 LP 12328	\$ 42,075.98	\$ 33,882.22	\$ 39,212.23	\$ 38,105.81	\$ 35,994.02
10 Dixon St	LOT 114 LP 12328	\$ 26,647.41	\$ 27,457.80	\$ 25,147.54	\$ 27,040.07	\$ 27,248.93
11 Dixon St	Lot 2 PS549175	\$ 20,885.62	\$ 21,885.36	\$ 19,414.43	\$ 21,370.03	\$ 21,627.70
12 Dixon St	LOT 115 LP 12328	\$ 25,087.98	\$ 26,736.55	\$ 23,715.08	\$ 25,886.77	\$ 26,311.66
14 Dixon St	LOT 116 LP 12328	\$ 35,875.28	\$ 37,313.06	\$ 34,470.44	\$ 36,571.93	\$ 36,942.50
1 Dover St	LOT 245 LP 74208	\$ 26,787.42	\$ 23,655.44	\$ 36,740.23	\$ 25,269.86	\$ 24,462.65
1A Dover St	LOT 1 PS 506136E	\$ 35,168.28	\$ 42,251.77	\$ 34,618.62	\$ 38,600.49	\$ 40,426.13
2 Dover St	LOT 274 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
2A Dover St	Lot 1 PS810093	\$ 28,918.54	\$ 36,002.03	\$ 28,368.88	\$ 32,350.75	\$ 34,176.39
2B Dover St	Lot 2 PS810093	\$ 28,918.54	\$ 36,002.03	\$ 28,368.88	\$ 32,350.75	\$ 34,176.39
3 Dover St	LOT 264 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
4 Dover St	LOT 273 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
5 Dover St	LOT 263 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
6 Dover St	LOT 272 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
7 Dover St	Lot 262 74208 SP 0	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
8 Dover St	LOT 271 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
9 Dover St	LOT 261 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 Dover St	LOT 270 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
11 Dover St	LOT 260 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
12 Dover St	LOT 1 LP 436205A	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
13 Dover St	LOT 259 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
14 Dover St	LOT 2 LP 436205A	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
15 Dover St	LOT 258 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
16 Dover St	LOT 267 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
17 Dover St	LOT 257 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
18 Dover St	LOT 266 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
19 Dover St	LOT 256 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
20 Dover St	LOT 265 LP 74208	\$ 30,936.18	\$ 27,523.17	\$ 28,796.58	\$ 29,282.45	\$ 28,402.81
20A Dover St	Lot 2 PS517847	\$ 17,439.65	\$ 18,563.84	\$ 15,987.31	\$ 17,984.36	\$ 18,274.10
21 Dover St	LOT 170 LP 54853	\$ 27,525.07	\$ 26,037.08	\$ 32,372.02	\$ 26,804.09	\$ 26,420.59
22 Dover St	LOT 88 LP 54851	\$ 26,961.63	\$ 23,764.75	\$ 36,904.62	\$ 25,412.63	\$ 24,588.69
23 Dover St	LOT 151 LP 54853	\$ 26,972.35	\$ 23,764.75	\$ 36,913.88	\$ 25,418.15	\$ 24,591.45
24 Dover St	LOT 89 LP 54851	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
25 Dover St	LOT 152 LP 54853	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
26 Dover St	LOT 90 LP 54851	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
27 Dover St	LOT 153 LP 54853	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
28 Dover St	LOT 91 LP 54851	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
29 Dover St	LOT 154 LP 54853	\$ 21,413.44	\$ 23,830.12	\$ 20,156.88	\$ 22,584.41	\$ 23,207.26
30 Dover St	Lot 1 PS808080	\$ 14,893.06	\$ 17,536.80	\$ 13,670.90	\$ 16,174.05	\$ 16,855.43
31 Dover St	LOT 155 LP 54853	\$ 19,306.77	\$ 21,826.06	\$ 18,065.76	\$ 20,527.46	\$ 21,176.76
1 Dunvegan Cres	LOT 258 LP 12328	\$ 32,085.21	\$ 31,397.70	\$ 30,358.45	\$ 31,752.09	\$ 31,574.89
1A Dunvegan Cres	Lot 2 PS605047	\$ 16,453.04	\$ 18,242.33	\$ 15,101.45	\$ 17,320.01	\$ 17,781.17
2 Dunvegan Cres	Lot 1 TP 178626W (Frmly LOT 281 LP 12328)	\$ 63,915.16	\$ 39,919.77	\$ 76,085.86	\$ 52,288.52	\$ 46,104.15
3-7 Dunvegan Cres	CP 361081V	\$ 95,295.01	\$ 71,802.57	\$ 90,113.92	\$ 83,912.08	\$ 77,857.32
4 Dunvegan Cres	LOT 282 LP 12328	\$ 24,707.75	\$ 27,026.98	\$ 23,436.43	\$ 25,831.50	\$ 26,429.24
6 Dunvegan Cres	LOT 283 LP 12328	\$ 25,952.27	\$ 28,163.33	\$ 24,664.57	\$ 27,023.61	\$ 27,593.47
8 Dunvegan Cres	Lot 1 838871 SP 0	\$ 27,600.51	\$ 29,649.41	\$ 26,288.24	\$ 28,593.27	\$ 29,121.34
9 Dunvegan Cres	LOT 254 LP 12328	\$ 32,085.21	\$ 31,397.70	\$ 30,358.45	\$ 31,752.09	\$ 31,574.89
10 Dunvegan Cres	Lot 2 838871 SP 0	\$ 61,212.77	\$ 53,949.28	\$ 58,489.93	\$ 57,693.35	\$ 55,821.31
11 Dunvegan Cres	Lot 1 PS606463	\$ 32,085.21	\$ 31,397.70	\$ 30,358.45	\$ 31,752.09	\$ 31,574.89
13 Dunvegan Cres	Lot 2 PS606463	\$ 32,085.21	\$ 31,397.70	\$ 30,358.45	\$ 31,752.09	\$ 31,574.89
14 Dunvegan Cres	LOT 287 LP 12328	\$ 28,226.60	\$ 29,518.30	\$ 26,799.64	\$ 28,852.48	\$ 29,185.39
15 Dunvegan Cres	LOT 251 LP 12328	\$ 32,085.21	\$ 31,397.70	\$ 30,358.45	\$ 31,752.09	\$ 31,574.89
16 Dunvegan Cres	LOT 288 LP 12328	\$ 31,713.20	\$ 32,599.41	\$ 30,224.82	\$ 32,142.60	\$ 32,371.01
17 Dunvegan Cres	LOT 250 LP 12328	\$ 32,085.21	\$ 31,397.70	\$ 30,358.45	\$ 31,752.09	\$ 31,574.89
18 Dunvegan Cres	LOT 1 TP 3055V(FMRLY LOT 289 LP 12328)	\$ 35,756.45	\$ 36,161.36	\$ 34,195.16	\$ 35,952.64	\$ 36,057.00
19 Dunvegan Cres	LOT 1 TP 212325B(FMRLY LOT 249 LP 12328)	\$ 31,505.52	\$ 33,976.18	\$ 30,257.14	\$ 32,702.64	\$ 33,339.41
20 Dunvegan Cres	LOT 1 TP 3056T(FMRLY LOT 290 LP 12328)	\$ 40,234.83	\$ 39,963.72	\$ 38,571.14	\$ 40,103.46	\$ 40,033.59
21 Dunvegan Cres	LOT 248 LP 12328	\$ 31,396.20	\$ 33,866.87	\$ 30,147.82	\$ 32,593.33	\$ 33,230.10
22 Dunvegan Cres	Lot 291 12328 SP 0	\$ 26,569.71	\$ 26,655.46	\$ 24,960.07	\$ 26,611.25	\$ 26,633.36
23 Dunvegan Cres	LOT 247 LP 12328	\$ 36,846.12	\$ 39,111.36	\$ 35,566.62	\$ 37,943.71	\$ 38,527.54
24 Dunvegan Cres	LOT 237 LP 12328	\$ 30,543.05	\$ 31,310.17	\$ 29,036.62	\$ 30,914.75	\$ 31,112.46
1 Elane St	LOT 187 LP 54853	\$ 29,589.15	\$ 23,742.59	\$ 27,080.93	\$ 26,756.28	\$ 25,249.44
2 Elane St	Lot 2 PS613462	\$ 17,193.37	\$ 17,208.86	\$ 21,387.08	\$ 17,200.87	\$ 17,204.87
3 Elane St	LOT 186 LP 54853	\$ 25,884.76	\$ 23,742.59	\$ 23,937.66	\$ 24,846.80	\$ 24,294.70
4 Elane St	LOT 189 LP 54853	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
5 Elane St	LOT 185 LP 54853	\$ 22,445.54	\$ 23,742.59	\$ 21,019.38	\$ 23,074.01	\$ 23,408.30
1/6 Elane St	LOT 1 PS 516342U	\$ 10,770.29	\$ 17,361.75	\$ 10,146.10	\$ 13,964.09	\$ 15,662.92
2/6 Elane St	LOT 2 PS 516342U	\$ 10,748.50	\$ 17,339.96	\$ 10,124.31	\$ 13,942.30	\$ 15,641.13
7 Elane St	LOT 184 LP 54853	\$ 24,570.63	\$ 23,742.59	\$ 22,822.59	\$ 24,169.42	\$ 23,956.01
8 Elane St	LOT 191 LP 54853	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 Elane St	LOT 192 LP 54853	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
12 Elane St	LOT 193 LP 54853	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
14 Elane St	LOT 194 LP 54853	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
16 Elane St	LOT 195 LP 54853	\$ 29,534.50	\$ 25,694.16	\$ 27,330.17	\$ 27,673.71	\$ 26,683.94
1 Elwood Ave	LOT 2 PS 507881N	\$ 28,345.70	\$ 24,267.38	\$ 26,105.32	\$ 26,369.60	\$ 25,318.49
2 Elwood Ave	Lot 1 TP 209682 (Fmly LOT 531 LP 12328)	\$ 39,730.88	\$ 29,249.66	\$ 36,520.64	\$ 34,652.35	\$ 31,951.01
3 Elwood Ave	LOT 659 LP 12328	\$ 45,188.37	\$ 41,661.62	\$ 43,031.54	\$ 43,479.53	\$ 42,570.58
4 Elwood Ave	LOT 530 LP 12328	\$ 26,381.05	\$ 26,299.29	\$ 26,517.43	\$ 26,341.43	\$ 26,320.36
5 Elwood Ave	LOT 658 LP 12328	\$ 40,111.21	\$ 37,487.74	\$ 38,091.21	\$ 38,840.05	\$ 38,163.89
6 Elwood Ave	LOT 529 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
7 Elwood Ave	LOT 657 LP 12328	\$ 36,583.48	\$ 34,603.47	\$ 34,660.94	\$ 35,624.09	\$ 35,113.78
8 Elwood Ave	LOT 528 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
9 Elwood Ave	LOT 656 LP 12328	\$ 34,173.17	\$ 32,636.56	\$ 32,317.79	\$ 33,428.62	\$ 33,032.59
10 Elwood Ave	LOT 527 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
11 Elwood Ave	LOT 655 LP 12328	\$ 31,805.66	\$ 30,604.27	\$ 30,001.06	\$ 31,223.54	\$ 30,913.91
12 Elwood Ave	LOT 526 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
13 Elwood Ave	LOT 654 LP 12328	\$ 30,240.06	\$ 29,249.66	\$ 28,467.42	\$ 29,760.18	\$ 29,504.92
14 Elwood Ave	LOT 525 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
15 Elwood Ave	LOT 653 LP 12328	\$ 35,176.89	\$ 28,681.30	\$ 44,611.11	\$ 32,029.54	\$ 30,355.42
16 Elwood Ave	LOT 524 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
18 Elwood Ave	LOT 523 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
20 Elwood Ave	LOT 522 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
22 Elwood Ave	LOT 521 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
24 Elwood Ave	LOT 520 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
25-27 Elwood Ave	LOTS 651+652 LP 12328	\$ 63,374.66	\$ 46,971.85	\$ 72,822.59	\$ 55,426.91	\$ 51,199.38
26 Elwood Ave	LOT 519 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
28 Elwood Ave	LOT 518 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
29 Elwood Ave	LOT 650 LP 12328	\$ 31,805.66	\$ 30,604.27	\$ 30,001.06	\$ 31,223.54	\$ 30,913.91
30 Elwood Ave	LOT 517 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
31 Elwood Ave	LOT 1 TP 442151Y(FMRLY LOT 649 LP 12328)	\$ 34,173.17	\$ 32,636.56	\$ 32,317.79	\$ 33,428.62	\$ 33,032.59
32 Elwood Ave	LOT 516 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
33 Elwood Ave	LOT 648 LP 12328	\$ 36,583.48	\$ 34,603.47	\$ 34,660.94	\$ 35,624.09	\$ 35,113.78
34 Elwood Ave	LOT 29 LP 12328	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
35 Elwood Ave	LOT 647 LP 12328	\$ 40,111.21	\$ 37,487.74	\$ 38,091.21	\$ 38,840.05	\$ 38,163.89
36 Elwood Ave	Lot 1 TP149890	\$ 25,658.38	\$ 26,474.34	\$ 24,159.36	\$ 26,053.74	\$ 26,264.04
1/37 Elwood Ave	Lot 1 PS 538442	\$ 16,483.72	\$ 22,453.35	\$ 15,765.34	\$ 19,376.22	\$ 20,914.79
2/37 Elwood Ave	Lot 2 PS 538442	\$ 14,189.23	\$ 20,158.86	\$ 13,470.85	\$ 17,081.73	\$ 18,620.30
3/37 Elwood Ave	Lot 3 PS 538442	\$ 14,975.85	\$ 20,945.48	\$ 14,257.47	\$ 17,868.35	\$ 19,406.92
38 Elwood Ave	LOT 31 LP 12328	\$ 26,381.05	\$ 26,299.29	\$ 26,517.43	\$ 26,341.43	\$ 26,320.36
39 Elwood Ave	LOT 1 PS 533288	\$ 30,265.45	\$ 21,498.49	\$ 36,556.59	\$ 26,017.54	\$ 23,758.01
40 Elwood Ave	LOT 32 LP 12328	\$ 39,977.74	\$ 29,496.52	\$ 36,767.49	\$ 34,899.21	\$ 32,197.86
1 Fern Ave	LOT 131 LP 12328	\$ 22,698.31	\$ 22,519.09	\$ 21,048.54	\$ 22,611.47	\$ 22,565.28
2A Fern Ave	LOT 2 PS 520612S	\$ 23,891.05	\$ 19,612.66	\$ 21,620.37	\$ 21,818.01	\$ 20,715.34
2B Fern Ave	Lot 2 PS822167	\$ 19,431.45	\$ 24,638.53	\$ 18,597.56	\$ 21,954.46	\$ 23,296.50
2C Fern Ave	Lot 1 PS822167	\$ 18,863.46	\$ 24,070.54	\$ 18,029.57	\$ 21,386.47	\$ 22,728.51
3 Fern Ave	LOT 130 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
4 Fern Ave	LOT 138 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
5 Fern Ave	LOT 129 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
6 Fern Ave	LOT 139 LP 12329	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
7 Fern Ave	LOT 128 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
8 Fern Ave	LOT 140 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
9 Fern Ave	LOT 127 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
10 Fern Ave	LOT 141 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
11 Fern Ave	LOT 126 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
12 Fern Ave	LOT 142 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
13 Fern Ave	LOT 125 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
14 Fern Ave	LOT 143 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
15 Fern Ave	LOT 124 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
16 Fern Ave	LOT 144 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
17 Fern Ave	LOT 123 LP 12328	\$ 23,544.63	\$ 26,015.29	\$ 22,296.25	\$ 24,741.76	\$ 25,378.53
18 Fern Ave	LOT 145 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
19 Fern Ave	LOT 122 LP 12328	\$ 38,538.13	\$ 30,014.49	\$ 35,624.41	\$ 34,408.12	\$ 32,211.31
20 Fern Ave	LOT 146 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
22 Fern Ave	LOT 147 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
24 Fern Ave	LOT 148 LP 12328	\$ 29,072.50	\$ 28,768.83	\$ 27,403.88	\$ 28,925.36	\$ 28,847.09
26 Fern Ave	LOT 149 LP 12328	\$ 29,319.35	\$ 29,015.68	\$ 27,650.73	\$ 29,172.21	\$ 29,093.95
28 Fern Ave	LOT 150 LP 12328	\$ 43,717.83	\$ 40,007.29	\$ 41,533.16	\$ 41,919.94	\$ 40,963.62
2 Foam St	LOT 244 LP 74208	\$ 27,619.91	\$ 24,158.06	\$ 37,522.93	\$ 25,942.52	\$ 25,050.29
4-6 Foam St	CP 358352J	\$ 43,151.66	\$ 37,050.85	\$ 40,604.93	\$ 40,195.60	\$ 38,623.23
8 Foam St	LOT 241 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 Foam St	LOT 240 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
12 Foam St	LOT 239 LP 74208	\$ 18,715.24	\$ 21,185.90	\$ 17,466.85	\$ 19,912.36	\$ 20,549.13
14 Foam St	LOT 238 LP 74208	\$ 18,715.24	\$ 21,185.90	\$ 17,466.85	\$ 19,912.36	\$ 20,549.13
15 Foam St	LOT 220 LP 74208	\$ 24,252.51	\$ 21,120.53	\$ 34,205.32	\$ 22,734.95	\$ 21,927.74
16 Foam St	LOT 237 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
17 Foam St	LOT 221 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
18 Foam St	LOTS 236 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
20 Foam St	LOTS 235 LP 74208	\$ 7,236.41	\$ 7,345.74	\$ 6,712.15	\$ 7,289.38	\$ 7,317.56
22 Foam St	LOTS 234 LP 74208	\$ 7,345.72	\$ 7,455.06	\$ 6,821.46	\$ 7,398.70	\$ 7,426.88
24 Foam St	LOTS 233 LP 74208	\$ 7,345.72	\$ 7,455.06	\$ 6,821.46	\$ 7,398.70	\$ 7,426.88
19 Foam St	LOT 222 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
21 Foam St	LOT 223 LP 56246	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
23 Foam St	LOT 224 LP 56246	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
25 Foam St	LOT 225 LP 56246	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
26-30 Foam St	CP 170427N(FMRLY LOTS 230-232 LP 56246)	\$ 23,544.61	\$ 23,873.70	\$ 21,971.84	\$ 23,704.07	\$ 23,788.88
27 Foam St	LOT 226 LP 56246	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
1 Gemma St	LOT 1 LP 54850	\$ 26,928.55	\$ 23,742.59	\$ 36,873.37	\$ 25,384.84	\$ 24,563.72
2 Gemma St	Lot 124 54852 SP 0	\$ 26,972.35	\$ 23,764.75	\$ 36,913.88	\$ 25,418.15	\$ 24,591.45
3 Gemma St	Lot 1 TP 149703U (Frmly LOT 2 LP 54850)	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
4 Gemma St	LOT 125 LP 54852	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
5 Gemma St	LOT 3 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
6 Gemma St	LOT 126 LP 54852	\$ 21,413.44	\$ 23,830.12	\$ 20,156.88	\$ 22,584.41	\$ 23,207.26
7 Gemma St	LOT 4 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
8 Gemma St	LOT 127 LP 54852	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
9 Gemma St	LOT 5 LP 54850	\$ 26,961.63	\$ 23,764.75	\$ 36,904.62	\$ 25,412.63	\$ 24,588.69
10 Gemma St	LOT 128 LP 54852	\$ 26,972.35	\$ 23,764.75	\$ 36,913.88	\$ 25,418.15	\$ 24,591.45
11 Gemma St	LOT 93 LP 54850	\$ 27,879.82	\$ 24,747.84	\$ 37,832.63	\$ 26,362.26	\$ 25,555.05
12 Gemma St	LOT 130 LP 54852	\$ 28,643.80	\$ 23,830.12	\$ 35,244.75	\$ 26,311.40	\$ 25,070.76
13 Gemma St	LOT 123 LP 54850	\$ 22,386.49	\$ 24,857.16	\$ 21,138.11	\$ 23,583.62	\$ 24,220.39
14 Gemma St	LOT 131 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
15 Gemma St	LOT 122 LP 54850	\$ 24,435.98	\$ 24,310.95	\$ 31,324.93	\$ 24,375.40	\$ 24,343.18
16 Gemma St	LOT 132 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
17 Gemma St	LOT 121 LP 54850	\$ 22,080.67	\$ 23,502.18	\$ 20,673.37	\$ 22,769.44	\$ 23,135.81
18 Gemma St	LOT 133 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
19 Gemma St	Lot 2 PS602653	\$ 14,940.91	\$ 20,137.07	\$ 14,105.37	\$ 17,458.64	\$ 18,797.86
19A Gemma St	Lot 1 PS602653	\$ 16,292.90	\$ 20,158.86	\$ 15,255.87	\$ 18,166.10	\$ 19,162.48
20 Gemma St	LOT 134 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
21 Gemma St	LOT 119 LP 54850	\$ 32,678.49	\$ 31,893.52	\$ 30,936.97	\$ 32,298.14	\$ 32,095.83
22 Gemma St	LOT 135 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
23 Gemma St	LOT 113 LP 54850	\$ 27,341.74	\$ 23,939.43	\$ 35,689.04	\$ 25,693.20	\$ 24,816.32
24 Gemma St	LOT 136 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
25 Gemma St	LOT 112 LP 54850	\$ 23,419.68	\$ 24,900.73	\$ 22,021.40	\$ 24,137.30	\$ 24,519.02
26 Gemma St	LOT 137 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
27 Gemma St	LOT 111 LP 54850	\$ 37,353.47	\$ 31,609.52	\$ 34,860.79	\$ 34,570.32	\$ 33,089.92
28 Gemma St	LOT 314 LP 74208	\$ 25,657.55	\$ 26,408.60	\$ 24,148.70	\$ 26,021.46	\$ 26,215.03
29 Gemma St	LOT 60 LP 54850	\$ 26,961.63	\$ 23,764.75	\$ 36,904.62	\$ 25,412.63	\$ 24,588.69
30 Gemma St	LOT 313 LP 74208	\$ 25,657.55	\$ 26,408.60	\$ 24,148.70	\$ 26,021.46	\$ 26,215.03
31 Gemma St	LOT 61 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
32 Gemma St	LOT 312 LP 74208	\$ 25,657.55	\$ 26,408.60	\$ 24,148.70	\$ 26,021.46	\$ 26,215.03
33 Gemma St	LOT 62 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
34 Gemma St	LOT 311 LP 74208	\$ 25,657.55	\$ 26,408.60	\$ 24,148.70	\$ 26,021.46	\$ 26,215.03
35 Gemma St	LOT 63 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
36 Gemma St	LOT 310 LP 74208	\$ 25,619.69	\$ 26,386.81	\$ 24,113.27	\$ 25,991.39	\$ 26,189.10
37 Gemma St	LOT 64 LP 54850	\$ 18,581.90	\$ 21,339.16	\$ 17,376.93	\$ 19,917.89	\$ 20,628.53
38 Gemma St	LOT 138 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
40 Gemma St	LOT 139 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
42 Gemma St	LOT 140 LP 54852	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
44 Gemma St	LOT 1 TP86673 (FRM LOT 141 LP 54852)	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
46 Gemma St	LOT 142 LP 54852	\$ 26,824.95	\$ 24,726.05	\$ 24,884.40	\$ 25,807.96	\$ 25,267.00
48 Gemma St	LOT 65 LP 54851	\$ 26,961.63	\$ 23,764.75	\$ 36,904.62	\$ 25,412.63	\$ 24,588.69
50 Gemma St	LOT 66 LP 54851	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
52 Gemma St	LOT 67 LP 54851	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
54 Gemma St	LOT 68 LP 54851	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
56 Gemma St	LOT 69 LP 54851	\$ 18,636.19	\$ 21,382.74	\$ 17,429.60	\$ 19,966.99	\$ 20,674.86
2 George St	LOT 246 LP 74208	\$ 24,252.51	\$ 21,120.53	\$ 34,205.32	\$ 22,734.95	\$ 21,927.74
4 George St	LOT 247 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
6 George St	LOT 248 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
8 George St	LOT 249 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 George St	LOT 250 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
12 George St	LOT 251 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
14 George St	LOT 252 LP 74208	\$ 18,715.24	\$ 21,185.90	\$ 17,466.85	\$ 19,912.36	\$ 20,549.13
16 George St	LOT 253 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
18 George St	LOT 254 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
20 George St	LOT 255 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
21 George St	Lot 1 PS613462	\$ 17,195.50	\$ 17,405.70	\$ 15,604.72	\$ 17,297.35	\$ 17,351.52
22 George St	LOT 173 LP 54853	\$ 28,360.19	\$ 25,163.31	\$ 26,253.33	\$ 26,811.19	\$ 25,987.25
24 George St	LOT 172 LP 54853	\$ 25,440.55	\$ 25,272.25	\$ 23,792.44	\$ 25,359.01	\$ 25,315.63
25 George St	LOT 174 LP 54853	\$ 24,808.61	\$ 23,742.59	\$ 23,024.52	\$ 24,292.09	\$ 24,017.34
26 George St	Lot 2 PS616730	\$ 20,538.63	\$ 19,131.83	\$ 25,696.14	\$ 19,856.98	\$ 19,494.41
27 George St	LOT 175 LP 54853	\$ 27,182.81	\$ 23,742.59	\$ 36,056.56	\$ 25,515.90	\$ 24,629.25
1 Glen St	LOT 1 LP 219252S	\$ 44,689.97	\$ 30,763.97	\$ 58,509.87	\$ 37,942.32	\$ 34,353.15
2 Glen St	LOT 198 LP 12328	\$ 41,831.82	\$ 26,764.77	\$ 54,707.88	\$ 34,531.29	\$ 30,648.03
3 Glen St	Lot 1 TP137643	\$ 25,181.94	\$ 26,830.51	\$ 23,809.04	\$ 25,980.73	\$ 26,405.62
4 Glen St	LOT 199 LP 12328	\$ 31,640.01	\$ 30,698.23	\$ 29,874.73	\$ 31,183.68	\$ 30,940.96
5 Glen St	LOT 208 LP 12328	\$ 25,181.94	\$ 26,830.51	\$ 23,809.04	\$ 25,980.73	\$ 26,405.62
6 Glen St	LOT 200 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
7 Glen St	LOT 209 LP 12328	\$ 25,181.94	\$ 26,830.51	\$ 23,809.04	\$ 25,980.73	\$ 26,405.62
8 Glen St	LOT 201 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
9 Glen St	LOT 210 LP 12328	\$ 25,181.94	\$ 26,830.51	\$ 23,809.04	\$ 25,980.73	\$ 26,405.62
10 Glen St	LOT 202 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
11 Glen St	Lot 1 PS600567	\$ 20,213.74	\$ 18,985.37	\$ 25,035.68	\$ 19,618.55	\$ 19,301.96
12 Glen St	LOT 203 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39
14 Glen St	LOT 204 LP 12328	\$ 22,939.50	\$ 25,410.16	\$ 21,691.12	\$ 24,136.62	\$ 24,773.39

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
16 Glen St	LOT 205 LP 12328	\$ 41,620.25	\$ 33,670.03	\$ 53,679.33	\$ 37,768.08	\$ 35,719.05
2 Highview Cres	LOT 297 LP 12328	\$ 37,229.24	\$ 39,672.92	\$ 35,976.77	\$ 38,413.29	\$ 39,043.10
4 Highview Cres	LOT 298 LP 12328	\$ 32,378.06	\$ 34,821.73	\$ 31,125.59	\$ 33,562.11	\$ 34,191.92
6 Highview Cres	LOT 299 LP 12328	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
8 Highview Cres	LOT 2 PS 506941C	\$ 30,794.56	\$ 31,150.84	\$ 29,225.91	\$ 30,967.19	\$ 31,059.02
8A Highview Cres	LOT 1 PS 506941C	\$ 26,139.85	\$ 26,496.13	\$ 24,571.20	\$ 26,312.48	\$ 26,404.30
10 Highview Cres	Lot 1 PS547993	\$ 33,727.69	\$ 32,942.71	\$ 31,986.16	\$ 33,347.34	\$ 33,145.02
10A Highview Cres	Lot 2 PS547993	\$ 23,054.04	\$ 24,551.37	\$ 21,658.23	\$ 23,779.55	\$ 24,165.46
12 Highview Cres	LOT 304 LP 12328	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
14 Highview Cres	LOT 305 LP 12328	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
15 Highview Cres	LOT 371 LP 12329	\$ 32,516.79	\$ 33,029.87	\$ 30,971.89	\$ 32,765.39	\$ 32,897.63
16 Highview Cres	LOT 306 LP 12328	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
17 Highview Cres	LOT 370 LP 12329	\$ 35,785.66	\$ 34,843.89	\$ 34,020.39	\$ 35,329.34	\$ 35,086.61
18 Highview Cres	LOT 1 TP141287 (FMR L 307 LP 12328)	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
19 Highview Cres	LOT 369 LP 12329	\$ 34,699.39	\$ 33,860.43	\$ 32,949.69	\$ 34,292.88	\$ 34,076.66
20 Highview Cres	LOT 308 LP 12328	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
21 Highview Cres	LOT 368 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
22 Highview Cres	LOT 309 LP 12328	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
23 Highview Cres	LOT 367 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
1 Hill St	LOT 129 LP 54852	\$ 26,745.76	\$ 23,830.12	\$ 24,681.49	\$ 25,333.02	\$ 24,581.57
1A Hill St	LOT 2 LP 437036R	\$ 39,894.64	\$ 42,251.77	\$ 38,629.06	\$ 41,036.75	\$ 41,644.26
2 Hill St	LOT 20 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
2A Hill St	LOT 1 LP 437036R	\$ 35,725.21	\$ 42,251.77	\$ 35,091.19	\$ 38,887.56	\$ 40,569.67
3 Hill St	LOT 94 LP 54850	\$ 26,596.76	\$ 26,758.34	\$ 24,998.62	\$ 26,675.05	\$ 26,716.69
4 Hill St	LOT 21 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
5 Hill St	LOT 95 LP 54850	\$ 25,477.98	\$ 26,299.29	\$ 23,979.76	\$ 25,875.93	\$ 26,087.61
6 Hill St	LOT 22 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
7 Hill St	LOT 96 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
8 Hill St	LOT 23 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
9 Hill St	LOT 97 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 Hill St	LOT 24 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
11 Hill St	CP 361278A	\$ 61,520.45	\$ 59,908.22	\$ 69,446.05	\$ 60,739.27	\$ 60,323.74
12 Hill St	LOT 25 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
13 Hill St	LOT 100 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
14 Hill St	LOT 26 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
15 Hill St	LOT 101 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
16 Hill St	LOT 27 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
17 Hill St	LOT 102 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
18 Hill St	LOT 28 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
19 Hill St	LOT 103 LP 54850	\$ 26,787.42	\$ 23,655.44	\$ 36,740.23	\$ 25,269.86	\$ 24,462.65
20 Hill St	LOT 29 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
22 Hill St	LOT 30 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
23 Hill St	LOT 39 LP 54850	\$ 26,961.63	\$ 23,764.75	\$ 36,904.62	\$ 25,412.63	\$ 24,588.69
24 Hill St	LOT 31 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
25 Hill St	LOT 40 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
26 Hill St	LOT 32 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
27 Hill St	LOT 41 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
28 Hill St	LOT 33 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
29 Hill St	LOT 42 LP 54850	\$ 21,451.51	\$ 23,851.91	\$ 20,192.48	\$ 22,614.59	\$ 23,233.25
31 Hill St	Lot 43 LP54850	\$ 18,402.48	\$ 21,251.63	\$ 17,211.43	\$ 19,783.00	\$ 20,517.32
1 Hopetoun Cres	LOT 435 LP 12329	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
2 Hopetoun Cres	LOT 377 LP 12329	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
3 Hopetoun Cres	LOT 434 LP 12329	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
4 Hopetoun Cres	LOT 378 LP 12329	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
5 Hopetoun Cres	LOT 433 LP 12329	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
6 Hopetoun Cres	LOT 379 LP 12329	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
7 Hopetoun Cres	LOT 432 LP 12329	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
8 Hopetoun Cres	LOT 380 LP 12329	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
9 Hopetoun Cres	LOT 431 LP 12329	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
10 Hopetoun Cres	LOT 381 LP 12329	\$ 31,983.77	\$ 31,106.90	\$ 30,228.32	\$ 31,558.89	\$ 31,332.89
11 Hopetoun Cres	LOT 430 LP 12329	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
12 Hopetoun Cres	Lot 1 182434 SP 0	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
13 Hopetoun Cres	LOT 429 LP 12329	\$ 29,788.20	\$ 31,106.90	\$ 28,365.33	\$ 30,427.16	\$ 30,767.03
14 Hopetoun Cres	LOT 383 LP 12329	\$ 36,104.43	\$ 36,460.71	\$ 34,535.77	\$ 36,277.06	\$ 36,368.88
15 Hopetoun Cres	LOT 428 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
16 Hopetoun Cres	Lot 1 TP185774	\$ 36,104.43	\$ 36,460.71	\$ 34,535.77	\$ 36,277.06	\$ 36,368.88
17 Hopetoun Cres	LOT 427 LP 12329	\$ 26,764.80	\$ 26,255.71	\$ 25,065.07	\$ 26,518.13	\$ 26,386.92
18 Hopetoun Cres	LOT 385 LP 12329	\$ 36,104.43	\$ 36,460.71	\$ 34,535.77	\$ 36,277.06	\$ 36,368.88
19 Hopetoun Cres	LOT 426 LP 12329	\$ 26,786.59	\$ 26,277.50	\$ 25,086.86	\$ 26,539.92	\$ 26,408.71
20 Hopetoun Cres	LOT 386 LP 12329	\$ 36,104.43	\$ 36,460.71	\$ 34,535.77	\$ 36,277.06	\$ 36,368.88

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
21 Hopetoun Cres	LOT 425 LP 12329	\$ 26,786.59	\$ 26,277.50	\$ 25,086.86	\$ 26,539.92	\$ 26,408.71
22 Hopetoun Cres	LOT 1 TP 6522Y(FMRLY LOT 387 LP 12329)	\$ 29,406.61	\$ 30,254.91	\$ 27,912.48	\$ 29,817.64	\$ 30,036.28
23 Hopetoun Cres	LOT 424 LP 12329	\$ 29,498.60	\$ 29,627.62	\$ 33,769.13	\$ 29,561.11	\$ 29,594.37
24 Hopetoun Cres	LOT 2 TP 6522Y(FMRLY LOT 388 LP 12329)	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
25 Hopetoun Cres	LOT 423 LP 12329	\$ 51,075.61	\$ 30,676.44	\$ 64,217.80	\$ 41,191.48	\$ 35,933.96
Lot 2 Jill St	LOT 2 LP 300472K	\$ 33,531.37	\$ 36,002.03	\$ 32,282.98	\$ 34,728.49	\$ 35,365.26
1 Jill St	LOT 275 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
2 Jill St	LOT 288 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
3 Jill St	LOT 276 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
4 Jill St	LOT 287 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
5 Jill St	LOT 277 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
6 Jill St	LOT 286 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
7 Jill St	LOT 278 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
8 Jill St	LOT 285 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
9 Jill St	LOT 279 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
10 Jill St	LOT 284 LP 74208	\$ 26,824.95	\$ 24,726.05	\$ 24,884.40	\$ 25,807.96	\$ 25,267.00
11 Jill St	LOT 280 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
13 Jill St	LOT 281 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
15 Jill St	LOT 282 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
17 Jill St	LOT 283 LP 74208	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
11 Lawson St	LOT 2 PS 446934F	\$ 20,315.30	\$ 20,049.55	\$ 18,652.43	\$ 20,186.54	\$ 20,118.04
12 Lawson St	Lot 2 PS 825154W	\$ 18,462.79	\$ 19,197.56	\$ 16,951.47	\$ 18,818.81	\$ 19,008.19
13 Lawson St	Lot 2 PS734232	\$ 17,842.10	\$ 19,306.88	\$ 16,441.36	\$ 18,551.84	\$ 18,929.36
14 Lawson St	LOT 2 PS 517241V	\$ 19,270.89	\$ 19,962.39	\$ 17,753.01	\$ 19,605.95	\$ 19,784.17
19 Lawson St	LOT 2 PS 510345V	\$ 18,750.69	\$ 19,328.67	\$ 17,215.62	\$ 19,030.74	\$ 19,179.70
20 Lawson St	Lot 2 PS719560	\$ 18,565.91	\$ 19,241.14	\$ 17,045.57	\$ 18,893.08	\$ 19,067.11
28 Lawson St	Lot 2 PS602702	\$ 19,544.18	\$ 19,700.19	\$ 17,945.19	\$ 19,619.77	\$ 19,659.98
1 Links St	LOT 60 LP 12328	\$ 38,615.20	\$ 30,167.39	\$ 49,144.14	\$ 34,521.93	\$ 32,344.66
2 Links St	LOT 50 LP 12328	\$ 28,963.95	\$ 26,605.44	\$ 40,695.34	\$ 27,821.17	\$ 27,213.31
3 Links St	Lot 1 TP 211477G	\$ 22,692.65	\$ 25,163.31	\$ 21,444.26	\$ 23,889.77	\$ 24,526.54
4 Links St	Lot 1 TP 167846T (Frmly LOT 49 LP 12328)	\$ 22,692.65	\$ 25,163.31	\$ 21,444.26	\$ 23,889.77	\$ 24,526.54
5 Links St	LOT 62 LP 12328	\$ 22,692.65	\$ 25,163.31	\$ 21,444.26	\$ 23,889.77	\$ 24,526.54
6 Links St	Lot 1 TP168221 (Frmly LOT 48 LP 12328)	\$ 22,692.65	\$ 25,163.31	\$ 21,444.26	\$ 23,889.77	\$ 24,526.54
7 Links St	Lot 1 PS803577	\$ 11,185.75	\$ 17,777.22	\$ 10,561.56	\$ 14,379.56	\$ 16,078.39
7A Links St	Lot 2 PS803577	\$ 11,753.74	\$ 18,345.21	\$ 11,129.55	\$ 14,947.55	\$ 16,646.38
8 Links St	LOT 47 LP 12328	\$ 22,692.65	\$ 25,163.31	\$ 21,444.26	\$ 23,889.77	\$ 24,526.54
9 Links St	Lot 1 LP 425618K	\$ 18,654.17	\$ 18,242.33	\$ 23,691.57	\$ 18,454.62	\$ 18,348.47
10 Links St	Lot 1 TP156208 (FRM L 46 LP 12328)	\$ 22,692.65	\$ 25,163.31	\$ 21,444.26	\$ 23,889.77	\$ 24,526.54
12 Links St	LOT 45 LP 12328	\$ 29,189.97	\$ 25,322.64	\$ 40,435.81	\$ 27,316.11	\$ 26,319.37
1 Malcolm Ave	LOT 596 LP 12328	\$ 27,386.32	\$ 26,212.13	\$ 25,585.84	\$ 26,817.38	\$ 26,514.76
2 Malcolm Ave	Lot 1 PS629962	\$ 11,474.63	\$ 11,043.46	\$ 18,145.31	\$ 11,265.71	\$ 11,154.59
3 Malcolm Ave	LOT 595 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
4 Malcolm Ave	LOT 598 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
5 Malcolm Ave	Lot 1 TP168119 (Fmly LOT 594 LP 12328)	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
6 Malcolm Ave	LOT 599 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
7 Malcolm Ave	LOT 593 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
8 Malcolm Ave	Lot 1 PS619181	\$ 14,292.22	\$ 19,088.25	\$ 13,396.07	\$ 16,616.07	\$ 17,852.16
8A Malcolm Ave	Lot 2 PS619181	\$ 16,149.45	\$ 20,945.48	\$ 15,253.30	\$ 18,473.30	\$ 19,709.39
9A Malcolm Ave	Lot 2 PS718470	\$ 14,731.55	\$ 19,765.55	\$ 13,871.44	\$ 17,170.70	\$ 18,468.13
9B Malcolm Ave	Lot 1 PS718470	\$ 15,504.49	\$ 20,268.18	\$ 14,603.44	\$ 17,812.67	\$ 19,040.42
10 Malcolm Ave	LOT 601 LP 12328	\$ 30,032.46	\$ 29,074.61	\$ 28,264.75	\$ 29,568.35	\$ 29,321.48
11 Malcolm Ave	LOT 591 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
12 Malcolm Ave	LOT 602 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
13 Malcolm Ave	LOT 590 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
14 Malcolm Ave	LOT 603 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
15 Malcolm Ave	Lot 1 PS719560	\$ 23,842.24	\$ 20,683.28	\$ 28,353.39	\$ 22,311.61	\$ 21,497.44
16 Malcolm Ave	LOT 1 PS 517241V	\$ 23,018.55	\$ 19,962.39	\$ 27,490.37	\$ 21,537.73	\$ 20,750.06
17 Malcolm Ave	LOT 1 PS 510345V	\$ 23,657.63	\$ 20,596.12	\$ 28,183.71	\$ 22,174.22	\$ 21,385.17
18 Malcolm Ave	Lot 1 PS734232	\$ 24,317.73	\$ 20,617.91	\$ 28,802.03	\$ 22,525.03	\$ 21,571.47
19 Malcolm Ave	LOT 587 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
20 Malcolm Ave	LOT 606 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
21 Malcolm Ave	LOT 586 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
22 Malcolm Ave	LOT 607 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
23 Malcolm Ave	LOT 585 LP 12328	\$ 30,000.11	\$ 29,074.61	\$ 28,237.30	\$ 29,551.67	\$ 29,313.14
24 Malcolm Ave	LOT 608 LP 12328	\$ 30,032.46	\$ 29,074.61	\$ 28,264.75	\$ 29,568.35	\$ 29,321.48
25 Malcolm Ave	LOT 584 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
26 Malcolm Ave	LOT 609 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
27 Malcolm Ave	LOT 583 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
28 Malcolm Ave	LOT 610 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
29 Malcolm Ave	LOT 582 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
30 Malcarm Ave	LOT 611 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
31 Malcarm Ave	LOT 581 LP 12328	\$ 37,551.83	\$ 30,261.35	\$ 46,934.53	\$ 34,019.33	\$ 32,140.34
32 Malcarm Ave	Lot 1 PS 527921Q	\$ 24,320.06	\$ 20,777.23	\$ 29,590.04	\$ 22,603.43	\$ 21,690.33
2 Manly Pl	LOT 327 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
4 Manly Pl	LOT 328 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
6 Manly Pl	LOT 329 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
7-9 Manly Pl	LOTS 351+352 LP 12329	\$ 58,756.34	\$ 40,044.44	\$ 54,299.37	\$ 49,689.75	\$ 44,867.09
8 Manly Pl	LOT 330 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
10 Manly Pl	Lot 331 LP12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
11 Manly Pl	Lot 1 TP107615	\$ 31,244.43	\$ 26,976.96	\$ 28,975.40	\$ 29,176.69	\$ 28,076.83
12 Manly Pl	LOT 332 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
13 Manly Pl	Lot 1 TP108284	\$ 31,244.43	\$ 26,976.96	\$ 28,975.40	\$ 29,176.69	\$ 28,076.83
14 Manly Pl	LOT 333 LP12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
15 Manly Pl	LOT 355 LP 12329	\$ 28,709.52	\$ 24,442.06	\$ 26,440.50	\$ 26,641.78	\$ 25,541.92
16 Manly Pl	LOT 334 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
17 Manly Pl	LOT 356 LP 12329	\$ 30,271.88	\$ 26,539.71	\$ 28,083.94	\$ 28,463.51	\$ 27,501.61
18 Manly Pl	LOT 335 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
20 Manly Pl	LOT 2 PS 434232	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
1 Ozone Ct	LOT 298 LP 67812	\$ 30,288.90	\$ 31,937.46	\$ 28,915.99	\$ 31,087.69	\$ 31,512.58
2 Ozone Ct	Lot 1 PS531518	\$ 23,590.53	\$ 27,326.70	\$ 22,533.84	\$ 25,400.84	\$ 26,363.77
3 Ozone Ct	LOT 299 LP 67812	\$ 25,835.10	\$ 29,490.08	\$ 24,766.11	\$ 27,606.07	\$ 28,548.08
4 Ozone Ct	Lot 2 PS531518	\$ 29,595.64	\$ 33,445.33	\$ 28,556.15	\$ 31,460.96	\$ 32,453.15
5 Ozone Ct	LOT 300 LP 67812	\$ 21,226.25	\$ 25,097.57	\$ 20,190.03	\$ 23,102.05	\$ 24,099.81
6 Ozone Ct	LOT 301 LP 67812	\$ 25,911.03	\$ 29,533.66	\$ 24,837.14	\$ 27,666.32	\$ 28,599.99
1 Page Ave	LOT 457 LP 12329	\$ 51,354.91	\$ 38,602.30	\$ 69,739.22	\$ 45,175.81	\$ 41,889.06
2 Page Ave	LOT 456 LP 12329	\$ 36,337.63	\$ 29,555.45	\$ 33,687.69	\$ 33,051.42	\$ 31,303.43
3 Page Ave	LOT 458 LP 12329	\$ 26,030.70	\$ 25,862.40	\$ 24,382.59	\$ 25,949.15	\$ 25,905.78
4 Page Ave	LOT 455 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
5 Page Ave	LOT 459 LP 12329	\$ 26,275.89	\$ 27,086.28	\$ 24,776.02	\$ 26,668.55	\$ 26,877.41
6 Page Ave	LOT 454 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
8 Page Ave	LOT 453 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
10 Page Ave	LOT 452 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
12 Page Ave	LOT 451 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
14 Page Ave	LOT 450 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
16 Page Ave	LOT 449 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
17 Page Ave	Lot 2 PS700903	\$ 16,471.63	\$ 17,514.64	\$ 15,007.00	\$ 16,977.01	\$ 17,245.82
18 Page Ave	LOT 448 LP12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
19 Page Ave	LOT 475 LP 12329	\$ 32,262.88	\$ 31,434.84	\$ 30,514.83	\$ 31,861.66	\$ 31,648.25
20 Page Ave	LOT 447 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
21 Page Ave	LOT 476 LP 12329	\$ 25,427.90	\$ 26,146.40	\$ 23,914.11	\$ 25,776.04	\$ 25,961.22
22 Page Ave	LOT 446 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
23 Page Ave	LOT 477 LP 12329	\$ 26,419.63	\$ 26,889.44	\$ 24,868.17	\$ 26,647.27	\$ 26,768.35
24 Page Ave	LOT 445 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
25 Page Ave	LOT 478 LP 12329	\$ 28,556.66	\$ 28,593.78	\$ 26,939.66	\$ 28,574.64	\$ 28,584.21
26 Page Ave	LOT 444 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
27 Page Ave	Lot 1 169266 SP 0	\$ 32,018.71	\$ 31,369.10	\$ 30,297.69	\$ 31,703.95	\$ 31,536.53
28 Page Ave	LOT 443 LP 12329	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
30 Page Ave	Lot 1 TP442073 (FRM L 442 LP 12329)	\$ 28,591.62	\$ 27,763.58	\$ 26,843.57	\$ 28,190.41	\$ 27,976.99
32 Page Ave	LOT 441 LP 12329	\$ 27,122.32	\$ 24,158.06	\$ 25,050.70	\$ 25,686.03	\$ 24,922.05
1 Park St	LOT 84 LP 12328	\$ 29,419.76	\$ 29,970.55	\$ 27,880.57	\$ 29,686.64	\$ 29,828.59
1A Park St	LOT 2 PS 501760J	\$ 21,389.19	\$ 18,738.52	\$ 19,365.06	\$ 20,104.84	\$ 19,421.68
2 Park St	LOT 92 LP 12328	\$ 30,231.44	\$ 31,631.31	\$ 28,820.86	\$ 30,909.73	\$ 31,270.52
3 Park St	LOT 83 LP 12328	\$ 27,743.56	\$ 28,375.52	\$ 26,216.66	\$ 28,049.77	\$ 28,212.64
4 Park St	LOT 93 LP 12328	\$ 24,986.94	\$ 26,386.81	\$ 23,576.37	\$ 25,665.23	\$ 26,026.02
5 Park St	LOT 82 LP 12328	\$ 26,334.39	\$ 27,020.54	\$ 24,815.70	\$ 26,666.86	\$ 26,843.70
6 Park St	Lot 2 PS710233	\$ 16,834.44	\$ 22,890.61	\$ 16,129.16	\$ 19,768.87	\$ 21,329.74
7 Park St	LOT 81 LP 12328	\$ 39,636.93	\$ 27,354.92	\$ 49,185.96	\$ 33,685.85	\$ 30,520.39
8 Park St	Lot 1 PS710233	\$ 17,577.48	\$ 23,633.65	\$ 16,872.20	\$ 20,511.91	\$ 22,072.78
1 Phillip Island Rd	LOT 6 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
3 Phillip Island Rd	LOT 7 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
5 Phillip Island Rd	LOT 8 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
7 Phillip Island Rd	LOT 9 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
9 Phillip Island Rd	LOT 10 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
11 Phillip Island Rd	LOT 11 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
13 Phillip Island Rd	LOT 12 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
15 Phillip Island Rd	Lot 1 TP 89566 (Fmrly LOT 13 LP 54850)	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
17 Phillip Island Rd	LOT 14 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
19 Phillip Island Rd	LOT 15 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
21 Phillip Island Rd	Lot 1 TP143657 (LOT 16 LP 54850)	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
23 Phillip Island Rd	LOT 17 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
25 Phillip Island Rd	LOT 18 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
27 Phillip Island Rd	LOT 19 LP 54850	\$ 21,271.93	\$ 23,742.59	\$ 20,023.55	\$ 22,469.06	\$ 23,105.83
27A Phillip Island Rd	Lot 2 PS 522257A	\$ 16,110.26	\$ 17,034.18	\$ 14,627.59	\$ 16,557.93	\$ 16,796.05
29 Phillip Island Rd	LOT 38 LP 12328	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18
31 Phillip Island Rd	LOT 1 LP 217085V	\$ 14,735.04	\$ 14,735.04	\$ 14,735.04	\$ 14,735.04	\$ 14,735.04
33 Phillip Island Rd	LOT 2 LP 217085V	\$ 14,582.15	\$ 14,582.15	\$ 14,582.15	\$ 14,582.15	\$ 14,582.15
33A Phillip Island Rd	LOT 3 LP 217085V	\$ 15,346.98	\$ 15,346.98	\$ 15,346.98	\$ 15,346.98	\$ 15,346.98
35 Phillip Island Rd	Lot 4 LP217085	\$ 15,609.18	\$ 15,609.18	\$ 15,609.18	\$ 15,609.18	\$ 15,609.18
35A Phillip Island Rd	LOT 5 LP 217085V	\$ 15,346.98	\$ 15,346.98	\$ 15,346.98	\$ 15,346.98	\$ 15,346.98
37 Phillip Island Rd	LOT 6 LP 217085V	\$ 14,582.15	\$ 14,582.15	\$ 14,582.15	\$ 14,582.15	\$ 14,582.15
37A Phillip Island Rd	LOT 7 LP 217085V	\$ 14,735.04	\$ 14,735.04	\$ 14,735.04	\$ 14,735.04	\$ 14,735.04
39 Phillip Island Rd	LOT 33 LP 12328	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18
41 Phillip Island Rd	LOT 177 LP 12328	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18
43 Phillip Island Rd	LOT 1 LP 212431F	\$ 14,451.04	\$ 14,451.04	\$ 14,451.04	\$ 14,451.04	\$ 14,451.04
43A Phillip Island Rd	LOT 2 LP 212431F	\$ 15,171.93	\$ 15,171.93	\$ 15,171.93	\$ 15,171.93	\$ 15,171.93
45 Phillip Island Rd	LOT 175 LP 12328	\$ 22,710.91	\$ 22,710.91	\$ 22,710.91	\$ 22,710.91	\$ 22,710.91
47 Phillip Island Rd	LOT 174 LP 12328	\$ 22,710.91	\$ 22,710.91	\$ 22,710.91	\$ 22,710.91	\$ 22,710.91
49 Phillip Island Rd	LOT 173 LP 12328	\$ 28,261.56	\$ 28,261.56	\$ 28,261.56	\$ 28,261.56	\$ 28,261.56
51 Phillip Island Rd	LOT 172 LP 12328	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18	\$ 25,530.18
53 Phillip Island Rd	LOT 337 LP 12328	\$ 24,940.03	\$ 24,940.03	\$ 24,940.03	\$ 24,940.03	\$ 24,940.03
55 Phillip Island Rd	LOT 338 LP 12328	\$ 27,562.09	\$ 27,562.09	\$ 27,562.09	\$ 27,562.09	\$ 27,562.09
57 Phillip Island Rd	LOT 339 LP 12328	\$ 27,562.09	\$ 27,562.09	\$ 27,562.09	\$ 27,562.09	\$ 27,562.09
59 Phillip Island Rd	PT LOT 340 LP 12328	\$ 20,656.84	\$ 20,656.84	\$ 20,656.84	\$ 20,656.84	\$ 20,656.84
61 Phillip Island Rd	Lot 1 PS605047	\$ 19,240.10	\$ 17,365.00	\$ 28,550.72	\$ 18,331.55	\$ 17,848.28
63 Phillip Island Rd	Lot 1 TP196962 (Fmly LOT 260 LP 12328)	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
65 Phillip Island Rd	Lot 1 TP 169480A (Frmly LOT 261 LP 12328)	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
67 Phillip Island Rd	LOT 262 LP 12328	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
69 Phillip Island Rd	LOT 263 LP 12328	\$ 28,706.85	\$ 24,154.88	\$ 42,911.98	\$ 26,501.26	\$ 25,328.07
75 Phillip Island Rd	LOT 294 LP 12328	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
77-79 Phillip Island Rd	PC 352473	\$ 49,488.36	\$ 44,936.39	\$ 63,693.49	\$ 47,282.76	\$ 46,109.58
81-83 Phillip Island Rd	CP 362592N	\$ 30,705.79	\$ 26,645.84	\$ 44,003.42	\$ 28,738.60	\$ 27,692.22
85-87 Phillip Island Rd	LOTS 3+4 LP 12329	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24
89-91 Phillip Island Rd	PC359300	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24
93 Phillip Island Rd	LOT 7 LP 12329	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23
95 Phillip Island Rd	LOT 8 LP 12329	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23
97 Phillip Island Rd	LOT 9 LP 12329	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23
99 Phillip Island Rd	Lot 10 LP12329	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23
101-103 Phillip Island Rd	CP163373	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24
105-107 Phillip Island Rd	CP 357239K	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24
109 Phillip Island Rd	Lot 2 PS806637	\$ 13,948.42	\$ 13,948.42	\$ 13,948.42	\$ 13,948.42	\$ 13,948.42
111 Phillip Island Rd	Lot 1 PS806637	\$ 13,948.42	\$ 13,948.42	\$ 13,948.42	\$ 13,948.42	\$ 13,948.42
115-117 Phillip Island Rd	Lots 18-19 LP12329	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24
121-123 Phillip Island Rd	LOTS 21+22 LP 12329	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24
125-127 Phillip Island Rd	LOT 1 LP 434232H	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24	\$ 18,515.24
129 Phillip Island Rd	Lot 1 TP 212607Q (Frmly LOT 25 LP 12329)	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23
131 Phillip Island Rd	LOT 2 TP212607 (FMLY LOT 26 LP 12329)	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23	\$ 9,381.23
137 Phillip Island Rd	LOT 372 LP 12329	\$ 28,706.85	\$ 24,154.88	\$ 42,911.98	\$ 26,501.26	\$ 25,328.07
139 Phillip Island Rd	Lot 1 TP 216334	\$ 21,050.15	\$ 21,050.15	\$ 21,050.15	\$ 21,050.15	\$ 21,050.15
1/141 Phillip Island Rd	Lot 1 PS617807	\$ 10,604.74	\$ 10,604.74	\$ 10,604.74	\$ 10,604.74	\$ 10,604.74
2/141 Phillip Island Rd	Lot 2 PS617807	\$ 10,692.26	\$ 10,692.26	\$ 10,692.26	\$ 10,692.26	\$ 10,692.26
143 Phillip Island Rd	LOT 375 LP 12329	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
145 Phillip Island Rd	LOT 376 LP 12329	\$ 28,706.85	\$ 24,154.88	\$ 42,911.98	\$ 26,501.26	\$ 25,328.07
147 Phillip Island Rd	LOT 407 LP 12329	\$ 28,706.85	\$ 24,154.88	\$ 42,911.98	\$ 26,501.26	\$ 25,328.07
149 Phillip Island Rd	LOT 408 LP 12329	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
151 Phillip Island Rd	LOT 409 LP 12329	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
153 Phillip Island Rd	LOT 410 LP 12329	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36	\$ 21,028.36
155 Phillip Island Rd	LOT 411 LP 12329	\$ 28,706.85	\$ 24,154.88	\$ 42,911.98	\$ 26,501.26	\$ 25,328.07
157 Phillip Island Rd	Lot 1 PS648687	\$ 30,006.56	\$ 23,283.92	\$ 27,365.64	\$ 26,749.20	\$ 25,016.56
157A Phillip Island Rd	Lot 2 PS648687	\$ 12,593.44	\$ 12,593.44	\$ 12,593.44	\$ 12,593.44	\$ 12,593.44
159A Phillip Island Rd	Lot 2 842375 SP 0	\$ 10,189.64	\$ 10,189.64	\$ 10,189.64	\$ 10,189.64	\$ 10,189.64
159B Phillip Island Rd	Lot 1 842375 SP 0	\$ 17,575.73	\$ 17,575.73	\$ 17,575.73	\$ 17,575.73	\$ 17,575.73
161 Phillip Island Rd	Lot 2 PS531541	\$ 11,413.51	\$ 11,413.51	\$ 11,413.51	\$ 11,413.51	\$ 11,413.51
161A Phillip Island Rd	Lot 1 PS531541	\$ 11,085.57	\$ 11,085.57	\$ 11,085.57	\$ 11,085.57	\$ 11,085.57
163 Phillip Island Rd	LOT 439 LP 12329	\$ 22,230.44	\$ 22,230.44	\$ 22,230.44	\$ 22,230.44	\$ 22,230.44
165 Phillip Island Rd	LOT 440 LP 12329	\$ 27,890.04	\$ 27,890.04	\$ 27,890.04	\$ 27,890.04	\$ 27,890.04
167 Phillip Island Rd	LOT 491 LP 12329	\$ 24,250.73	\$ 20,439.68	\$ 37,099.86	\$ 22,404.14	\$ 21,421.91
169 Phillip Island Rd	LOT 492 LP 12329	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38
171 Phillip Island Rd	LOT 493 LP 12329	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38
173 Phillip Island Rd	LOT 494 LP 12329	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38	\$ 16,723.38
175 Phillip Island Rd	LOT 495 LP 12329	\$ 23,660.95	\$ 19,849.90	\$ 36,510.08	\$ 21,814.36	\$ 20,832.13

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
177-179 Phillip Island Rd	LOT 2 LP 419421	\$ 46,045.83	\$ 38,776.98	\$ 43,322.18	\$ 42,523.81	\$ 40,650.40
181 Phillip Island Rd	LOT 508 LP 12329	\$ 17,750.41	\$ 17,750.41	\$ 17,750.41	\$ 17,750.41	\$ 17,750.41
183 Phillip Island Rd	LOT 509 LP 12329	\$ 16,439.38	\$ 16,439.38	\$ 16,439.38	\$ 16,439.38	\$ 16,439.38
2 Pine Ave	LOT 412 LP 12329	\$ 31,838.36	\$ 31,150.84	\$ 30,111.60	\$ 31,505.24	\$ 31,328.04
3 Pine Ave	LOT 460 LP 12329	\$ 23,137.34	\$ 25,294.41	\$ 21,841.46	\$ 24,182.52	\$ 24,738.47
4 Pine Ave	LOT 413 LP 12329	\$ 31,838.36	\$ 31,150.84	\$ 30,111.60	\$ 31,505.24	\$ 31,328.04
5 Pine Ave	LOT 461 LP 12329	\$ 29,969.90	\$ 31,959.25	\$ 28,648.61	\$ 30,933.81	\$ 31,446.53
6 Pine Ave	LOT 414 LP 12329	\$ 31,838.36	\$ 31,150.84	\$ 30,111.60	\$ 31,505.24	\$ 31,328.04
7 Pine Ave	LOT 462 LP 12329	\$ 20,937.19	\$ 22,715.56	\$ 19,583.94	\$ 21,798.87	\$ 22,257.22
8 Pine Ave	LOT 415 LP 12329	\$ 31,860.15	\$ 31,172.63	\$ 30,133.39	\$ 31,527.02	\$ 31,349.83
9 Pine Ave	LOT 463 LP 12329	\$ 28,547.25	\$ 28,178.68	\$ 26,868.80	\$ 28,368.66	\$ 28,273.67
10 Pine Ave	Lot 1 TP92938	\$ 31,816.20	\$ 31,128.69	\$ 30,089.44	\$ 31,483.08	\$ 31,305.88
11 Pine Ave	Lot 1 PS525240	\$ 26,954.78	\$ 19,291.15	\$ 32,912.85	\$ 23,241.47	\$ 21,266.31
12 Pine Ave	Lot 1 TP 185775N	\$ 31,860.15	\$ 31,172.63	\$ 30,133.39	\$ 31,527.02	\$ 31,349.83
14 Pine Ave	Lot 1 TP134923	\$ 31,838.36	\$ 31,150.84	\$ 30,111.60	\$ 31,505.24	\$ 31,328.04
16 Pine Ave	Lot 1 TP 200868 [Fmrlly Lot 419 LP 12329]	\$ 31,860.15	\$ 31,172.63	\$ 30,133.39	\$ 31,527.02	\$ 31,349.83
3 Rowena Rd	Lot 1 PS439251	\$ 35,660.31	\$ 42,251.77	\$ 35,036.12	\$ 38,854.11	\$ 40,552.94
5 Rowena Rd	Lot 2 829120 SP 0	\$ 33,599.91	\$ 42,251.77	\$ 33,287.81	\$ 37,792.05	\$ 40,021.91
7 Rowena Rd	Lot 1 829120 SP 0	\$ 33,599.91	\$ 42,251.77	\$ 33,287.81	\$ 37,792.05	\$ 40,021.91
1 Seafoam St	LOT 1 LP 419421	\$ 21,151.21	\$ 21,972.52	\$ 19,652.99	\$ 21,549.16	\$ 21,760.84
2 Seafoam St	LOT 496 LP 12329	\$ 26,920.29	\$ 29,358.61	\$ 25,667.01	\$ 28,101.75	\$ 28,730.18
4 Seafoam St	LOT 497 LP 12329	\$ 26,969.65	\$ 29,380.77	\$ 25,712.25	\$ 28,137.92	\$ 28,759.35
2 Seaview Cres	L1 PS544161	\$ 12,488.98	\$ 11,895.45	\$ 19,446.96	\$ 12,201.39	\$ 12,048.42
4 Seaview Cres	LOT 534 LP 12328	\$ 30,986.48	\$ 29,817.65	\$ 29,186.82	\$ 30,420.14	\$ 30,118.90
6 Seaview Cres	LOT 535 LP 12328	\$ 30,889.23	\$ 29,817.65	\$ 29,104.30	\$ 30,370.01	\$ 30,093.83
8 Seaview Cres	LOT 536 LP 12328	\$ 30,594.78	\$ 29,599.03	\$ 28,821.33	\$ 30,112.30	\$ 29,855.66
10 Seaview Cres	LOT 537 LP 12328	\$ 30,251.24	\$ 29,315.03	\$ 28,486.81	\$ 29,797.61	\$ 29,556.32
12 Seaview Cres	LOT 538 LP 12328	\$ 30,634.51	\$ 29,752.29	\$ 28,878.26	\$ 30,207.04	\$ 29,979.67
14 Seaview Cres	LOT 539 LP 12328	\$ 30,683.76	\$ 29,839.44	\$ 28,933.25	\$ 30,274.66	\$ 30,057.05
15 Seaview Cres	LOT 59 LP 12328	\$ 25,527.28	\$ 26,343.24	\$ 24,028.26	\$ 25,922.64	\$ 26,132.94
16 Seaview Cres	LOT 540 LP 12328	\$ 36,060.96	\$ 29,467.92	\$ 45,815.40	\$ 32,866.40	\$ 31,167.16
17 Seaview Cres	LOT 58 LP 12328	\$ 24,975.72	\$ 25,797.04	\$ 23,477.51	\$ 25,373.68	\$ 25,585.36
18 Seaview Cres	LOT 541 LP 12328	\$ 36,060.96	\$ 29,467.92	\$ 45,815.40	\$ 32,866.40	\$ 31,167.16
19 Seaview Cres	LOT 57 LP 12328	\$ 24,625.99	\$ 25,447.30	\$ 23,127.78	\$ 25,023.95	\$ 25,235.63
20 Seaview Cres	LOT 542 LP 12328	\$ 30,683.76	\$ 29,839.44	\$ 28,933.25	\$ 30,274.66	\$ 30,057.05
21 Seaview Cres	LOT 56 LP 12328	\$ 28,536.80	\$ 27,697.85	\$ 26,787.10	\$ 28,130.30	\$ 27,914.07
22 Seaview Cres	LOT 543 LP 12328	\$ 30,634.51	\$ 29,752.29	\$ 28,878.26	\$ 30,207.04	\$ 29,979.67
23 Seaview Cres	LOT 55 LP 12328	\$ 28,744.20	\$ 27,872.90	\$ 26,989.60	\$ 28,322.02	\$ 28,097.46
24 Seaview Cres	LOT 544 LP 12328	\$ 30,251.24	\$ 29,315.03	\$ 28,486.81	\$ 29,797.61	\$ 29,556.32
25 Seaview Cres	LOT 54 LP 12328	\$ 28,425.10	\$ 27,851.11	\$ 26,715.53	\$ 28,146.98	\$ 27,999.04
26 Seaview Cres	LOT 545 LP 12328	\$ 30,463.68	\$ 29,467.92	\$ 28,690.23	\$ 29,981.20	\$ 29,724.56
27 Seaview Cres	LOT 53 LP 12328	\$ 25,777.63	\$ 26,496.13	\$ 24,263.84	\$ 26,125.77	\$ 26,310.95
28 Seaview Cres	LOT 546 LP 12328	\$ 30,889.23	\$ 29,817.65	\$ 29,104.30	\$ 30,370.01	\$ 30,093.83
29 Seaview Cres	Lot 1 TP111683 (Frmly LOT 52 LP 12328)	\$ 26,634.66	\$ 27,304.54	\$ 25,113.51	\$ 26,959.24	\$ 27,131.89
30 Seaview Cres	LOT 547 LP 12328	\$ 30,986.48	\$ 29,817.65	\$ 29,186.82	\$ 30,420.14	\$ 30,118.90
31 Seaview Cres	LOT 51 LP 12328	\$ 27,710.33	\$ 28,331.57	\$ 26,181.81	\$ 28,011.34	\$ 28,171.46
32 Seaview Cres	LOT 548 LP 12328	\$ 38,994.76	\$ 30,720.02	\$ 48,595.52	\$ 34,985.35	\$ 32,852.69
1 Sinclair Ave	LOT 1 PS 522358T	\$ 11,437.24	\$ 11,087.04	\$ 17,959.33	\$ 11,267.55	\$ 11,177.30
2 Sinclair Ave	LOT 565 LP 12328	\$ 28,073.72	\$ 26,277.50	\$ 26,179.02	\$ 27,203.39	\$ 26,740.44
3 Sinclair Ave	LOT 563 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
4 Sinclair Ave	LOT 566 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
5 Sinclair Ave	LOT 562 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
6 Sinclair Ave	LOT 567 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
7 Sinclair Ave	LOT 561 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
8 Sinclair Ave	LOT 568 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
9 Sinclair Ave	LOT 560 LP 12328	\$ 29,945.77	\$ 29,052.82	\$ 28,187.89	\$ 29,513.10	\$ 29,282.96
10 Sinclair Ave	LOT 569 LP 12328	\$ 30,000.11	\$ 29,074.61	\$ 28,237.30	\$ 29,551.67	\$ 29,313.14
11 Sinclair Ave	LOT 559 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
12 Sinclair Ave	LOT 570 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
13 Sinclair Ave	LOT 558 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
14 Sinclair Ave	LOT 571 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
15 Sinclair Ave	Lot 1 PS 602702	\$ 22,864.35	\$ 20,224.60	\$ 27,454.32	\$ 21,585.29	\$ 20,904.95
16 Sinclair Ave	LOT 572 LP 12328	\$ 35,439.25	\$ 28,965.30	\$ 45,000.71	\$ 32,302.39	\$ 30,633.84
17 Sinclair Ave	LOT 556 LP 12328	\$ 35,558.34	\$ 28,965.30	\$ 45,152.11	\$ 32,363.77	\$ 30,664.54
18 Sinclair Ave	LOT 573 LP 12328	\$ 35,439.25	\$ 28,965.30	\$ 45,000.71	\$ 32,302.39	\$ 30,633.84
19 Sinclair Ave	LOT 555 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
20 Sinclair Ave	LOT 574 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
21 Sinclair Ave	LOT 554 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
22 Sinclair Ave	LOT 1 TP 194316W(FMRLY LOT 575 LP 12328)	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
23 Sinclair Ave	LOT 553 LP 12328	\$ 29,935.05	\$ 29,052.82	\$ 28,178.80	\$ 29,507.58	\$ 29,280.20

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
24 Sinclair Ave	Lot 1 TP 194317U (Frmlly LOT 576 LP 12328)	\$ 30,000.11	\$ 29,074.61	\$ 28,237.30	\$ 29,551.67	\$ 29,313.14
25 Sinclair Ave	LOT 552 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
26 Sinclair Ave	LOT 577 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
27 Sinclair Ave	LOT 551 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
28 Sinclair Ave	LOT 578 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
29 Sinclair Ave	LOT 550 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
30 Sinclair Ave	LOT 579 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
31 Sinclair Ave	LOT 549 LP 12328	\$ 37,551.83	\$ 30,261.35	\$ 46,934.53	\$ 34,019.33	\$ 32,140.34
32 Sinclair Ave	LOT 580 LP 12328	\$ 38,444.81	\$ 30,348.50	\$ 48,072.60	\$ 34,521.86	\$ 32,435.18
1 Stradbroke Cres	Lot 326 LP12328	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
1/1A Stradbroke Cres	Lot 1 PS636308	\$ 11,635.00	\$ 18,913.20	\$ 11,114.83	\$ 15,161.55	\$ 17,037.37
2/1A Stradbroke Cres	Lot 2 PS636308	\$ 10,892.33	\$ 18,170.53	\$ 10,372.16	\$ 14,418.88	\$ 16,294.70
3/1A Stradbroke Cres	Lot 3 PS636308	\$ 11,176.33	\$ 18,454.52	\$ 10,656.16	\$ 14,702.87	\$ 16,578.70
4/1A Stradbroke Cres	Lot 4 PS636308	\$ 10,280.39	\$ 17,558.59	\$ 9,760.22	\$ 13,806.94	\$ 15,682.77
5/1A Stradbroke Cres	Lot 5 PS636308	\$ 9,646.67	\$ 16,924.86	\$ 9,126.50	\$ 13,173.22	\$ 15,049.04
6/1A Stradbroke Cres	Lot 6 PS636308	\$ 9,974.24	\$ 17,252.44	\$ 9,454.07	\$ 13,500.79	\$ 15,376.61
1/2 Stradbroke Cres	Lot 1 PS610764	\$ 14,053.45	\$ 20,071.71	\$ 13,342.43	\$ 16,969.51	\$ 18,520.61
2/2 Stradbroke Cres	Lot 2 PS610764	\$ 17,483.92	\$ 23,502.18	\$ 16,772.90	\$ 20,399.98	\$ 21,951.08
3 Stradbroke Cres	LOT 325 LP 12328	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
4 Stradbroke Cres	Lot 1 TP 181943 (Fmly Lot 265 LP 12328)	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
5 Stradbroke Cres	LOT 324 LP 12328	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
6 Stradbroke Cres	LOT 266 LP 12328	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
7 Stradbroke Cres	LOT 323 LP 12328	\$ 30,262.99	\$ 29,380.77	\$ 28,506.74	\$ 29,835.52	\$ 29,608.15
8 Stradbroke Cres	LOT 267 LP 12328	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
9 Stradbroke Cres	LOT 322 LP 12328	\$ 31,989.12	\$ 31,106.90	\$ 30,232.87	\$ 31,561.65	\$ 31,334.27
10 Stradbroke Cres	LOT 268 LP 12328	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
11 Stradbroke Cres	LOT 321 LP 12328	\$ 25,740.55	\$ 26,561.87	\$ 24,242.34	\$ 26,138.51	\$ 26,350.19
12 Stradbroke Cres	LOT 269 LP 12328	\$ 31,268.72	\$ 32,592.98	\$ 29,846.69	\$ 31,910.37	\$ 32,251.68
13 Stradbroke Cres	LOT 320 LP 12328	\$ 31,012.82	\$ 31,369.10	\$ 29,444.17	\$ 31,185.45	\$ 31,277.28
14 Stradbroke Cres	Lot 2 PS702013	\$ 17,380.33	\$ 23,393.23	\$ 16,668.50	\$ 20,293.80	\$ 21,843.51
14A Stradbroke Cres	Lot 1 PS702013	\$ 12,660.25	\$ 18,673.15	\$ 11,948.42	\$ 15,573.72	\$ 17,123.43
15 Stradbroke Cres	LOT 319 LP 12328	\$ 36,104.43	\$ 36,460.71	\$ 34,535.77	\$ 36,277.06	\$ 36,368.88
16 Stradbroke Cres	LOT 271 LP 12328	\$ 25,740.55	\$ 26,561.87	\$ 24,242.34	\$ 26,138.51	\$ 26,350.19
17 Stradbroke Cres	LOT 318 LP 12328	\$ 36,104.43	\$ 36,460.71	\$ 34,535.77	\$ 36,277.06	\$ 36,368.88
18 Stradbroke Cres	LOT 272 LP 12328	\$ 26,764.80	\$ 26,255.71	\$ 25,065.07	\$ 26,518.13	\$ 26,386.92
19 Stradbroke Cres	LOT 317 LP 12328	\$ 36,104.43	\$ 36,460.71	\$ 34,535.77	\$ 36,277.06	\$ 36,368.88
20 Stradbroke Cres	LOT 273 LP 12328	\$ 26,764.80	\$ 26,255.71	\$ 25,065.07	\$ 26,518.13	\$ 26,386.92
21 Stradbroke Cres	LOT 316 LP 12328	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
22 Stradbroke Cres	LOT 274 LP 12328	\$ 26,764.80	\$ 26,255.71	\$ 25,065.07	\$ 26,518.13	\$ 26,386.92
23 Stradbroke Cres	LOT 315 LP 12328	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
24 Stradbroke Cres	LOT 275 LP 12328	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
26 Stradbroke Cres	LOT 276 LP 12328	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
2 Sunderland Bay Rd	LOT 1 PS 522257	\$ 8,775.27	\$ 8,836.13	\$ 14,538.28	\$ 8,804.76	\$ 8,820.44
3-5 Sunderland Bay Rd	Lot 2 PS519834	\$ 14,407.10	\$ 14,407.10	\$ 14,407.10	\$ 14,407.10	\$ 14,407.10
4 Sunderland Bay Rd	LOT 35 LP 54850	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43
6 Sunderland Bay Rd	LOT 36 LP 54850	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43
7 Sunderland Bay Rd	Lot 1 PS519834	\$ 6,343.70	\$ 6,343.70	\$ 6,343.70	\$ 6,343.70	\$ 6,343.70
8 Sunderland Bay Rd	LOT 37 LP 54850	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43	\$ 13,161.43
9 Sunderland Bay Rd	Lot 2 PS607003	\$ 5,535.29	\$ 5,535.29	\$ 5,535.29	\$ 5,535.29	\$ 5,535.29
10 Sunderland Bay Rd	LOT 38 LP 54850	\$ 16,617.60	\$ 13,731.26	\$ 27,766.53	\$ 15,219.07	\$ 14,475.16
12 Sunderland Bay Rd	LOT 44 LP 54850	\$ 13,074.28	\$ 13,074.28	\$ 13,074.28	\$ 13,074.28	\$ 13,074.28
14 Sunderland Bay Rd	LOT 45 LP 54850	\$ 13,074.28	\$ 13,074.28	\$ 13,074.28	\$ 13,074.28	\$ 13,074.28
16 Sunderland Bay Rd	LOT 46 LP 54850	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07
17 Sunderland Bay Rd	Lot 2 PS629962	\$ 7,895.15	\$ 7,895.15	\$ 7,895.15	\$ 7,895.15	\$ 7,895.15
18 Sunderland Bay Rd	LOT 47 LP 54850	\$ 10,517.58	\$ 10,517.58	\$ 10,517.58	\$ 10,517.58	\$ 10,517.58
20 Sunderland Bay Rd	LOT 48 LP 54850	\$ 10,517.58	\$ 10,517.58	\$ 10,517.58	\$ 10,517.58	\$ 10,517.58
22 Sunderland Bay Rd	LOT 49 LP 54850	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07
24 Sunderland Bay Rd	LOT 50 LP 54850	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07
26 Sunderland Bay Rd	LOT 51 LP 54850	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85
28 Sunderland Bay Rd	LOT 70 LP 54851	\$ 13,139.64	\$ 13,139.64	\$ 13,139.64	\$ 13,139.64	\$ 13,139.64
30 Sunderland Bay Rd	LOT 71 LP 54851	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07
32 Sunderland Bay Rd	LOT 72 LP 54851	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07
34 Sunderland Bay Rd	LOT 73 LP 54851	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07	\$ 13,096.07
36 Sunderland Bay Rd	LOT 74 LP 54851	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85
37 Sunderland Bay Rd	Lot 2 522358 SP 0	\$ 7,873.36	\$ 7,873.36	\$ 7,873.36	\$ 7,873.36	\$ 7,873.36
38 Sunderland Bay Rd	LOT 75 LP 54851	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85
39 Sunderland Bay Rd	Lot 2 PS544161	\$ 7,436.10	\$ 7,436.10	\$ 7,436.10	\$ 7,436.10	\$ 7,436.10
40 Sunderland Bay Rd	LOT 76 LP 54851	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85
42 Sunderland Bay Rd	LOT 77 LP 54851	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85
44 Sunderland Bay Rd	LOT 78 LP 54851	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85	\$ 13,117.85

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
44A Sunderland Bay Rd	Lot 2 PS808080	\$ 6,802.38	\$ 6,802.38	\$ 6,802.38	\$ 6,802.38	\$ 6,802.38
45 Sunderland Bay Rd	LOT 39 LP 12328	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98
46 Sunderland Bay Rd	LOT 156 LP 54853	\$ 13,452.23	\$ 13,452.23	\$ 13,452.23	\$ 13,452.23	\$ 13,452.23
47 Sunderland Bay Rd	LOT 40 LP 12328	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98
48 Sunderland Bay Rd	LOT 157 LP 54853	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02
49 Sunderland Bay Rd	LOT 41 LP 12328	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98
50 Sunderland Bay Rd	LOT 158 LP 54853	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02
51 Sunderland Bay Rd	LOT 42 LP 12328	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98	\$ 11,609.98
52 Sunderland Bay Rd	LOT 159 LP 54853	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02	\$ 13,474.02
53 Sunderland Bay Rd	LOT 3 PS 520024L	\$ 6,321.91	\$ 6,321.91	\$ 6,321.91	\$ 6,321.91	\$ 6,321.91
54 Sunderland Bay Rd	LOT 2 PS 504625Y	\$ 5,170.21	\$ 5,170.21	\$ 5,170.21	\$ 5,170.21	\$ 5,170.21
55 Sunderland Bay Rd	Lot 1 PS520024	\$ 9,997.27	\$ 9,782.44	\$ 16,269.41	\$ 9,893.18	\$ 9,837.81
1 Surf Cres	LOT 406 LP 12329	\$ 37,666.50	\$ 40,110.17	\$ 36,414.03	\$ 38,850.55	\$ 39,480.36
2 Surf Cres	Lot 1 839710 SP 0	\$ 23,666.13	\$ 22,497.30	\$ 21,866.46	\$ 23,099.79	\$ 22,798.54
3 Surf Cres	LOT 405 LP 12329	\$ 32,378.06	\$ 34,821.73	\$ 31,125.59	\$ 33,562.11	\$ 34,191.92
4 Surf Cres	Lot 2 839710 SP 0	\$ 24,256.38	\$ 22,606.24	\$ 22,383.81	\$ 23,456.83	\$ 23,031.54
5 Surf Cres	LOT 404 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
7 Surf Cres	LOT 403 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
9 Surf Cres	LOT 402 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
11 Surf Cres	LOT 401 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
13 Surf Cres	LOT 400 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
15 Surf Cres	LOT 399 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
17 Surf Cres	LOT 398 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
18 Surf Cres	LOT 357 LP 12329	\$ 32,516.79	\$ 33,029.87	\$ 30,971.89	\$ 32,765.39	\$ 32,897.63
19 Surf Cres	LOT 397 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
20 Surf Cres	Lot 1 102351 SP 0	\$ 35,785.66	\$ 34,843.89	\$ 34,020.39	\$ 35,329.34	\$ 35,086.61
21 Surf Cres	LOT 396 LP 12329	\$ 28,456.13	\$ 28,812.41	\$ 26,887.47	\$ 28,628.76	\$ 28,720.58
22 Surf Cres	LOT 359 LP 12329	\$ 34,699.39	\$ 33,860.43	\$ 32,949.69	\$ 34,292.88	\$ 34,076.66
1/23 Surf Cres	Lot 1 PS527386	\$ 13,957.97	\$ 19,721.98	\$ 13,208.44	\$ 16,750.84	\$ 18,236.41
2/23 Surf Cres	Lot 2 PS527386	\$ 15,946.30	\$ 21,710.31	\$ 15,196.78	\$ 18,739.17	\$ 20,224.74
24 Surf Cres	LOT 360 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
25 Surf Cres	LOT 394 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
26 Surf Cres	LOT 361 LP 12329	\$ 29,630.07	\$ 30,451.38	\$ 28,131.86	\$ 30,028.02	\$ 30,239.70
28 Surf Cres	Lot 2 PS613703	\$ 21,019.15	\$ 20,115.28	\$ 19,259.61	\$ 20,581.19	\$ 20,348.24
2 The Esplanade	LOT 309 LP 67812	\$ 25,088.89	\$ 25,250.46	\$ 23,490.75	\$ 25,167.18	\$ 25,208.82
4 The Esplanade	LOT 308 LP 67812	\$ 29,792.67	\$ 25,141.15	\$ 37,950.76	\$ 27,538.84	\$ 26,340.00
6 The Esplanade	LOT 307 LP 67812	\$ 29,960.08	\$ 25,097.57	\$ 37,595.11	\$ 27,604.02	\$ 26,350.80
8 The Esplanade	LOT 306 LP 67812	\$ 25,390.63	\$ 25,141.15	\$ 23,730.22	\$ 25,269.75	\$ 25,205.45
10 The Esplanade	LOT 305 LP 67812	\$ 25,390.63	\$ 25,141.15	\$ 23,730.22	\$ 25,269.75	\$ 25,205.45
12 The Esplanade	LOT 304 LP 67812	\$ 29,845.88	\$ 25,032.21	\$ 37,488.48	\$ 27,513.48	\$ 26,272.84
14 The Esplanade	LOT 297 LP 67812	\$ 27,309.08	\$ 26,583.65	\$ 32,253.18	\$ 26,957.59	\$ 26,770.62
16 The Esplanade	LOT 296 LP 67812	\$ 26,377.23	\$ 28,025.79	\$ 25,004.32	\$ 27,176.01	\$ 27,600.90
18 The Esplanade	Lot 1 PS623881	\$ 14,349.97	\$ 20,530.38	\$ 13,663.52	\$ 17,344.60	\$ 18,937.49
18A The Esplanade	Lot 2 PS623881	\$ 13,847.35	\$ 20,027.76	\$ 13,160.89	\$ 16,841.98	\$ 18,434.87
20 The Esplanade	LOT 294 LP 67812	\$ 25,852.81	\$ 27,501.38	\$ 24,479.91	\$ 26,651.60	\$ 27,076.49
22 The Esplanade	LOT 293 LP 67812	\$ 24,344.94	\$ 25,993.51	\$ 22,972.04	\$ 25,143.73	\$ 25,568.62
24 The Esplanade	LOT 292 LP 67812	\$ 23,691.35	\$ 25,010.05	\$ 22,268.48	\$ 24,330.31	\$ 24,670.18
26 The Esplanade	LOT 291 LP 67812	\$ 24,219.99	\$ 24,878.94	\$ 22,697.19	\$ 24,539.28	\$ 24,709.11
28 The Esplanade	LOT 290 LP 67812	\$ 28,648.87	\$ 24,857.16	\$ 26,451.91	\$ 26,811.65	\$ 25,834.40
30 The Esplanade	LOT 289 LP 67812	\$ 38,693.38	\$ 26,146.40	\$ 45,829.82	\$ 32,613.91	\$ 29,380.16
32 The Esplanade	LOT 229 LP 56246	\$ 25,934.89	\$ 23,873.70	\$ 24,000.05	\$ 24,936.17	\$ 24,404.93
34 The Esplanade	LOT 228 LP 56246	\$ 25,618.49	\$ 23,611.49	\$ 32,240.73	\$ 24,646.03	\$ 24,128.76
36 The Esplanade	LOT 227 LP 56246	\$ 24,359.22	\$ 24,201.64	\$ 32,794.16	\$ 24,282.87	\$ 24,242.25
38 The Esplanade	LOT 211 LP 56246	\$ 22,233.60	\$ 24,704.26	\$ 20,985.22	\$ 23,430.73	\$ 24,067.49
40 The Esplanade	LOT 210 LP 56246	\$ 21,895.06	\$ 23,873.70	\$ 20,572.15	\$ 22,853.78	\$ 23,363.74
42 The Esplanade	LOT 209 LP 56246	\$ 21,895.06	\$ 23,873.70	\$ 20,572.15	\$ 22,853.78	\$ 23,363.74
44 The Esplanade	LOT 208 LP 56246	\$ 32,335.23	\$ 24,660.69	\$ 41,485.45	\$ 28,616.64	\$ 26,638.66
46 The Esplanade	Lot 199 54853 SP 0	\$ 35,617.13	\$ 26,655.46	\$ 46,013.17	\$ 31,274.88	\$ 28,965.17
48 The Esplanade	LOT 198 LP 54853	\$ 27,505.28	\$ 26,677.24	\$ 25,757.24	\$ 27,104.07	\$ 26,890.66
50 The Esplanade	LOT 197 LP 54853	\$ 21,934.25	\$ 24,404.91	\$ 20,685.87	\$ 23,131.38	\$ 23,768.14
52 The Esplanade	LOT 196 LP 54853	\$ 28,854.08	\$ 24,732.49	\$ 26,607.15	\$ 26,857.02	\$ 25,794.75
54 The Esplanade	LOT 183 LP 54853	\$ 30,020.16	\$ 23,465.03	\$ 38,385.37	\$ 26,843.96	\$ 25,154.50
56 The Esplanade	LOT 182 LP 54853	\$ 24,817.48	\$ 23,989.45	\$ 23,069.44	\$ 24,416.27	\$ 24,202.86
58 The Esplanade	LOT 181 LP 54853	\$ 23,168.13	\$ 23,989.45	\$ 21,669.92	\$ 23,566.09	\$ 23,777.77
60 The Esplanade	LOT 180 LP 54853	\$ 26,423.77	\$ 23,989.45	\$ 24,432.42	\$ 25,244.25	\$ 24,616.85
62 The Esplanade	LOT 179 LP 54853	\$ 21,934.25	\$ 24,404.91	\$ 20,685.87	\$ 23,131.38	\$ 23,768.14
64 The Esplanade	LOT 178 LP 54853	\$ 25,640.42	\$ 24,055.18	\$ 30,559.88	\$ 24,872.31	\$ 24,463.75
66 The Esplanade	LOT 164 LP 54853	\$ 33,047.12	\$ 27,595.34	\$ 47,003.40	\$ 30,405.53	\$ 29,000.43
68 The Esplanade	LOT 163 LP 54853	\$ 23,932.32	\$ 25,759.52	\$ 22,586.47	\$ 24,817.67	\$ 25,288.60
70 The Esplanade	LOT 162 LP 54853	\$ 22,705.08	\$ 24,164.50	\$ 21,303.52	\$ 23,412.22	\$ 23,788.36

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
1/72 The Esplanade	Lot 1 PS635143	\$ 12,718.42	\$ 18,985.37	\$ 12,045.07	\$ 15,754.98	\$ 17,370.18
2/72 The Esplanade	Lot 2 PS635143	\$ 12,630.89	\$ 18,897.84	\$ 11,957.55	\$ 15,667.46	\$ 17,282.65
74 The Esplanade	LOT 1 PS 504625Y	\$ 17,750.09	\$ 19,225.79	\$ 16,351.00	\$ 18,465.12	\$ 18,845.45
76 The Esplanade	LOT 65 LP 12328	\$ 26,238.37	\$ 27,048.76	\$ 24,738.51	\$ 26,631.04	\$ 26,839.90
76A The Esplanade	LOT 2 LP 425618K	\$ 18,821.83	\$ 18,264.12	\$ 17,114.73	\$ 18,551.60	\$ 18,407.86
76C The Esplanade	Lot 2 PS520024	\$ 24,783.36	\$ 24,339.18	\$ 23,093.46	\$ 24,568.14	\$ 24,453.66
78 The Esplanade	Lot 1 PS542743	\$ 13,363.18	\$ 19,116.47	\$ 12,612.03	\$ 16,150.86	\$ 17,633.66
78A The Esplanade	Lot 2 PS542743	\$ 13,347.11	\$ 19,116.47	\$ 12,598.39	\$ 16,142.57	\$ 17,629.52
80 The Esplanade	Lot 2 PS613686	\$ 13,330.68	\$ 19,094.68	\$ 12,581.15	\$ 16,123.55	\$ 17,609.11
80A The Esplanade	Lot 1 PS613686	\$ 13,379.61	\$ 19,138.26	\$ 12,629.27	\$ 16,169.88	\$ 17,654.07
82 The Esplanade	LOT 68 LP 12328	\$ 30,510.16	\$ 29,671.20	\$ 28,760.46	\$ 30,103.65	\$ 29,887.42
84 The Esplanade	LOT 69 LP 12328	\$ 30,510.16	\$ 29,671.20	\$ 28,760.46	\$ 30,103.65	\$ 29,887.42
86 The Esplanade	LOT 70 LP 12328	\$ 29,655.87	\$ 29,146.78	\$ 27,956.14	\$ 29,409.20	\$ 29,277.99
88 The Esplanade	LOT 71 LP 12328	\$ 26,238.37	\$ 27,048.76	\$ 24,738.51	\$ 26,631.04	\$ 26,839.90
90 The Esplanade	LOT 72 LP 12328	\$ 26,238.37	\$ 27,048.76	\$ 24,738.51	\$ 26,631.04	\$ 26,839.90
92 The Esplanade	LOT 73 LP 12328	\$ 26,238.37	\$ 27,048.76	\$ 24,738.51	\$ 26,631.04	\$ 26,839.90
94 The Esplanade	LOT 79 LP 12328	\$ 29,924.39	\$ 28,447.32	\$ 28,078.03	\$ 29,208.69	\$ 28,828.01
94A The Esplanade	Lot 2 PS547995	\$ 26,675.73	\$ 21,607.80	\$ 24,285.46	\$ 24,220.14	\$ 22,913.97
96 The Esplanade	LOT 80 LP 12328	\$ 51,770.50	\$ 30,938.65	\$ 46,992.41	\$ 41,676.72	\$ 36,307.68
98 The Esplanade	LOT 95 LP 12328	\$ 35,582.99	\$ 28,622.37	\$ 48,315.06	\$ 32,210.32	\$ 30,416.34
100 The Esplanade	LOT 96 LP 12328	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
102 The Esplanade	LOT 97 LP 12328	\$ 27,429.54	\$ 28,250.85	\$ 25,931.33	\$ 27,827.49	\$ 28,039.17
1/104 The Esplanade	LOT 1 PS 501118	\$ 13,723.99	\$ 19,487.99	\$ 12,974.46	\$ 16,516.85	\$ 18,002.42
2/104 The Esplanade	LOT 2 PS 501118	\$ 14,226.61	\$ 19,990.62	\$ 13,477.08	\$ 17,019.48	\$ 18,505.05
106 The Esplanade	Lot 1 PS549175	\$ 30,151.43	\$ 23,071.72	\$ 36,711.78	\$ 26,721.06	\$ 24,896.39
108 The Esplanade	LOT 117 LP 12328	\$ 40,897.41	\$ 31,681.69	\$ 54,480.94	\$ 36,432.06	\$ 34,056.88
1/110 The Esplanade	Lot 1 PS649346	\$ 15,944.44	\$ 20,886.55	\$ 15,070.41	\$ 18,339.07	\$ 19,612.81
2/110 The Esplanade	Lot 2 PS649346	\$ 16,512.43	\$ 21,454.54	\$ 15,638.40	\$ 18,907.06	\$ 20,180.80
112 The Esplanade	LOT 119 LP 12328	\$ 31,941.37	\$ 31,113.33	\$ 30,193.32	\$ 31,540.15	\$ 31,326.74
114 The Esplanade	LOT 120 LP 12328	\$ 31,941.37	\$ 31,113.33	\$ 30,193.32	\$ 31,540.15	\$ 31,326.74
116 The Esplanade	LOT 121 LP 12328	\$ 45,796.39	\$ 33,233.14	\$ 59,886.88	\$ 39,709.04	\$ 36,471.09
118 The Esplanade	LOT 212 LP 12328	\$ 21,431.63	\$ 23,902.29	\$ 20,183.25	\$ 22,628.75	\$ 23,265.52
118A The Esplanade	Lot 2 PS600567	\$ 19,656.30	\$ 18,941.79	\$ 17,925.45	\$ 19,310.10	\$ 19,125.94
126 The Esplanade	LOT 221 LP 12328	\$ 21,431.63	\$ 23,902.29	\$ 20,183.25	\$ 22,628.75	\$ 23,265.52
128 The Esplanade	Lot 1 TP176842 (formerly Lot 222 LP12328)	\$ 21,431.63	\$ 23,902.29	\$ 20,183.25	\$ 22,628.75	\$ 23,265.52
130 The Esplanade	LOT 225 LP 12328	\$ 21,431.63	\$ 23,902.29	\$ 20,183.25	\$ 22,628.75	\$ 23,265.52
132 The Esplanade	LOT 226 LP 12328	\$ 21,431.63	\$ 23,902.29	\$ 20,183.25	\$ 22,628.75	\$ 23,265.52
134 The Esplanade	LOT 229 LP 12328	\$ 21,660.29	\$ 24,076.97	\$ 20,403.73	\$ 22,831.26	\$ 23,454.12
136 The Esplanade	Lot 2 PS600561	\$ 23,114.96	\$ 25,147.58	\$ 21,800.23	\$ 24,099.84	\$ 24,623.71
138 The Esplanade	LOT 233 LP 12328	\$ 29,197.19	\$ 29,234.31	\$ 27,580.19	\$ 29,215.17	\$ 29,224.74
140 The Esplanade	Lot 2 PS621268	\$ 16,072.61	\$ 19,116.47	\$ 14,911.05	\$ 17,547.47	\$ 18,331.97
140A The Esplanade	Lot 1 PS621268	\$ 21,531.30	\$ 22,001.11	\$ 19,979.85	\$ 21,758.94	\$ 21,880.03
142 The Esplanade	LOT 235 LP 12328	\$ 27,395.73	\$ 28,644.16	\$ 25,962.21	\$ 28,000.64	\$ 28,322.40
144 The Esplanade	LOT 236 LP 12328	\$ 28,396.53	\$ 28,163.33	\$ 26,738.58	\$ 28,283.53	\$ 28,223.43
146 The Esplanade	LOT 1 PS 510340G	\$ 34,176.30	\$ 28,032.22	\$ 31,623.02	\$ 31,199.27	\$ 29,615.75
148 The Esplanade	LOT 2 PS 510340G	\$ 33,564.36	\$ 27,420.29	\$ 31,011.08	\$ 30,587.34	\$ 29,003.81
150 The Esplanade	LOT 240 LP 417787F	\$ 31,578.83	\$ 31,615.95	\$ 29,961.83	\$ 31,596.82	\$ 31,606.39
152 The Esplanade	LOT 241 LP 417787F	\$ 39,023.29	\$ 31,900.32	\$ 51,703.15	\$ 35,571.95	\$ 33,736.14
154 The Esplanade	LOT 242 LP 12328	\$ 39,023.29	\$ 31,900.32	\$ 51,703.15	\$ 35,571.95	\$ 33,736.14
156 The Esplanade	Lot 1 TP 582413 (Fmrlly LOT 243 LP 12328)	\$ 31,825.90	\$ 31,987.47	\$ 30,227.76	\$ 31,904.19	\$ 31,945.83
158 The Esplanade	LOT 1 LP 137311	\$ 31,820.55	\$ 31,987.47	\$ 30,223.21	\$ 31,901.43	\$ 31,944.45
160 The Esplanade	LOT 2 LP 137311	\$ 31,847.69	\$ 32,009.26	\$ 30,249.55	\$ 31,925.98	\$ 31,967.62
162 The Esplanade	LOT 246 LP 12328	\$ 39,023.29	\$ 31,900.32	\$ 51,703.15	\$ 35,571.95	\$ 33,736.14
164 The Esplanade	LOT 314 LP 12328	\$ 34,892.99	\$ 27,770.02	\$ 47,572.85	\$ 31,441.65	\$ 29,605.84
166 The Esplanade	LOT 313 LP 12328	\$ 31,847.69	\$ 32,009.26	\$ 30,249.55	\$ 31,925.98	\$ 31,967.62
168 The Esplanade	Lot 1 TP148929 (Fmly LOT 312 LP 12328)	\$ 31,825.90	\$ 31,987.47	\$ 30,227.76	\$ 31,904.19	\$ 31,945.83
170 The Esplanade	LOT 311 LP 12328	\$ 31,825.90	\$ 31,987.47	\$ 30,227.76	\$ 31,904.19	\$ 31,945.83
172 The Esplanade	LOT 1 TP 10233H	\$ 39,023.29	\$ 31,900.32	\$ 51,703.15	\$ 35,571.95	\$ 33,736.14
174 The Esplanade	LOT 366 LP 12329	\$ 39,023.29	\$ 31,900.32	\$ 51,703.15	\$ 35,571.95	\$ 33,736.14
176 The Esplanade	LOT 365 LP 12329	\$ 31,825.90	\$ 31,987.47	\$ 30,227.76	\$ 31,904.19	\$ 31,945.83
178 The Esplanade	LOT 364 LP 12329	\$ 31,825.90	\$ 31,987.47	\$ 30,227.76	\$ 31,904.19	\$ 31,945.83
180 The Esplanade	LOT 363 LP 12329	\$ 31,825.90	\$ 31,987.47	\$ 30,227.76	\$ 31,904.19	\$ 31,945.83
182 The Esplanade	Lot 1 PS613703	\$ 26,384.43	\$ 22,744.15	\$ 32,690.38	\$ 24,620.58	\$ 23,682.37
184 The Esplanade	LOT 393 LP 12329	\$ 39,023.29	\$ 31,900.32	\$ 51,703.15	\$ 35,571.95	\$ 33,736.14
186 The Esplanade	Lot 1 TP578010 (Fmly LOT 392 LP 12329)	\$ 31,847.69	\$ 32,009.26	\$ 30,249.55	\$ 31,925.98	\$ 31,967.62
188 The Esplanade	LOT 391 LP 12329	\$ 31,825.90	\$ 31,987.47	\$ 30,227.76	\$ 31,904.19	\$ 31,945.83
190 The Esplanade	LOT 4 TP 6522Y(FMRLY LOT 390 LP 12329)	\$ 31,847.69	\$ 32,009.26	\$ 30,249.55	\$ 31,925.98	\$ 31,967.62
192 The Esplanade	Lot 3 TP6522	\$ 39,023.29	\$ 31,900.32	\$ 51,703.15	\$ 35,571.95	\$ 33,736.14
194 The Esplanade	LOT 422 LP 12329	\$ 35,398.56	\$ 29,627.62	\$ 32,901.80	\$ 32,602.33	\$ 31,114.97
196 The Esplanade	LOT 421 LP 12329	\$ 29,792.58	\$ 23,967.66	\$ 27,287.64	\$ 26,970.19	\$ 25,468.93

Property Address	Legal Description	Consideration A	Consideration B	Consideration C	Consideration D	Consideration E (Recommended)
198 The Esplanade	LOT 420 LP 12329	\$ 27,785.62	\$ 30,851.12	\$ 30,394.59	\$ 29,270.97	\$ 30,061.05
200 The Esplanade	LOT 465 LP 12329	\$ 25,030.82	\$ 26,327.88	\$ 23,604.67	\$ 25,659.30	\$ 25,993.59
200A The Esplanade	Lot 3 PS525240	\$ 20,073.04	\$ 17,892.97	\$ 18,120.20	\$ 19,016.71	\$ 18,454.84
200B The Esplanade	Lot 2 PS525240	\$ 11,325.89	\$ 18,176.96	\$ 14,838.70	\$ 14,645.48	\$ 16,411.22
202 The Esplanade	LOT 466 LP 12329	\$ 23,304.32	\$ 24,601.38	\$ 21,878.17	\$ 23,932.80	\$ 24,267.09
202A The Esplanade	LOT 1 PS 519150N	\$ 17,755.62	\$ 18,155.17	\$ 16,193.52	\$ 17,949.22	\$ 18,052.20
202B The Esplanade	LOT 2 PS 519150N	\$ 15,069.98	\$ 17,281.03	\$ 13,782.27	\$ 16,141.31	\$ 16,711.17
204 The Esplanade	LOT 1 TP 139203X(FMRLY LOT 490 PS 12329)	\$ 37,808.51	\$ 31,047.96	\$ 35,161.85	\$ 34,532.78	\$ 32,790.37
204A The Esplanade	LOT 2 LP 441962C	\$ 21,729.90	\$ 19,706.62	\$ 19,800.81	\$ 20,749.55	\$ 20,228.08
206 The Esplanade	Lot 1 PS 524558Y	\$ 11,792.86	\$ 17,302.82	\$ 11,004.85	\$ 14,462.63	\$ 15,882.72
206A The Esplanade	Lot 2 PS 524558Y	\$ 16,163.21	\$ 21,673.17	\$ 15,375.20	\$ 18,832.98	\$ 20,253.07
208 The Esplanade	Lot 1 825196 SP 0	\$ 15,444.40	\$ 21,192.33	\$ 14,692.43	\$ 18,229.48	\$ 19,710.91
208A The Esplanade	Lot 2 825196 SP 0	\$ 14,199.10	\$ 19,947.04	\$ 13,447.14	\$ 16,984.18	\$ 18,465.61
210A The Esplanade	Lot 2 PS810110	\$ 15,084.32	\$ 20,842.97	\$ 14,333.98	\$ 17,874.59	\$ 19,358.78
210B The Esplanade	Lot 1 PS810110	\$ 15,105.96	\$ 20,842.97	\$ 14,352.34	\$ 17,885.75	\$ 19,364.36
212 The Esplanade	Lot 1 TP199348	\$ 29,481.02	\$ 30,042.72	\$ 27,943.48	\$ 29,753.18	\$ 29,897.95
214 The Esplanade	LOT 502 LP 12329	\$ 34,870.72	\$ 28,775.26	\$ 46,572.79	\$ 31,917.25	\$ 30,346.26
216 The Esplanade	LOT 501 LP 12329	\$ 27,527.00	\$ 28,250.85	\$ 26,014.02	\$ 27,877.73	\$ 28,064.29
218 The Esplanade	LOT 500 LP 12329	\$ 27,527.00	\$ 28,250.85	\$ 26,014.02	\$ 27,877.73	\$ 28,064.29
220 The Esplanade	LOT 499 LP 12329	\$ 27,527.00	\$ 28,250.85	\$ 26,014.02	\$ 27,877.73	\$ 28,064.29
222 The Esplanade	Lot 1 TP 190897 (Fmly LOT 498 LP 12329)	\$ 34,491.19	\$ 28,163.33	\$ 46,428.87	\$ 31,425.11	\$ 29,794.22
224 The Esplanade	LOT 515 LP 12329	\$ 38,471.16	\$ 31,353.75	\$ 52,758.02	\$ 35,022.52	\$ 33,188.13
226 The Esplanade	LOT 514 LP 12329	\$ 29,886.85	\$ 30,610.71	\$ 28,373.88	\$ 30,237.59	\$ 30,424.15
228 The Esplanade	LOT 513 LP 12329	\$ 28,575.82	\$ 29,299.68	\$ 27,062.85	\$ 28,926.55	\$ 29,113.12
230 The Esplanade	LOT 512 LP 12329	\$ 27,243.00	\$ 27,966.86	\$ 25,730.03	\$ 27,593.73	\$ 27,780.30
232 The Esplanade	CP 359995	\$ 39,378.12	\$ 41,340.48	\$ 38,052.75	\$ 40,328.96	\$ 40,834.72
1 Tolley Ave	LOT 628 LP 12328	\$ 27,386.32	\$ 26,212.13	\$ 25,585.84	\$ 26,817.38	\$ 26,514.76
2 Tolley Ave	Lot 1 PS607003	\$ 14,008.39	\$ 13,469.05	\$ 20,869.16	\$ 13,747.06	\$ 13,608.06
3 Tolley Ave	LOT 627 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
4 Tolley Ave	LOT 1 TP 209681V(FMRLY LOT 630 LP 12328)	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
5 Tolley Ave	LOT 626 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
6 Tolley Ave	LOT 631 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
7 Tolley Ave	LOT 625 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
8 Tolley Ave	Lot 1 TP 139416E (Lot 632 LP 12328)	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
9 Tolley Ave	Lot 1 138419 SP 0	\$ 30,038.02	\$ 29,074.61	\$ 28,269.47	\$ 29,571.21	\$ 29,322.91
10 Tolley Ave	LOT 633 LP 12328	\$ 30,037.87	\$ 29,052.82	\$ 28,266.04	\$ 29,560.58	\$ 29,306.70
11 Tolley Ave	LOT 623 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
12A Tolley Ave	Lot 1 PS821566	\$ 15,479.28	\$ 19,918.45	\$ 14,529.07	\$ 17,630.21	\$ 18,774.33
12B Tolley Ave	Lot 2 PS821566	\$ 15,676.12	\$ 20,115.28	\$ 14,725.91	\$ 17,827.05	\$ 18,971.17
13 Tolley Ave	LOT 1 TP 187852(FMRLY LOT 622 LP 12328)	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
14 Tolley Ave	LOT 635 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
15 Tolley Ave	Lot 1 PS 825154W	\$ 23,945.74	\$ 20,727.22	\$ 28,447.86	\$ 22,386.25	\$ 21,556.74
16 Tolley Ave	LOT 636 LP 12328	\$ 35,439.25	\$ 28,965.30	\$ 45,000.71	\$ 32,302.39	\$ 30,633.84
17 Tolley Ave	LOT 1 PS 446934F	\$ 19,848.66	\$ 19,874.87	\$ 23,924.59	\$ 19,861.36	\$ 19,868.11
18 Tolley Ave	LOT 637 LP 12328	\$ 35,439.25	\$ 28,965.30	\$ 45,000.71	\$ 32,302.39	\$ 30,633.84
19 Tolley Ave	LOT 619 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
20 Tolley Ave	LOT 638 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
21 Tolley Ave	LOT 618 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
22 Tolley Ave	LOT 639 LP 12328	\$ 29,935.21	\$ 29,074.61	\$ 28,182.23	\$ 29,518.22	\$ 29,296.42
23 Tolley Ave	Lot 1 TP158156 (Fmly LOT 617 LP 12328)	\$ 30,032.46	\$ 29,074.61	\$ 28,264.75	\$ 29,568.35	\$ 29,321.48
24 Tolley Ave	LOT 640 LP 12328	\$ 30,037.87	\$ 29,052.82	\$ 28,266.04	\$ 29,560.58	\$ 29,306.70
25 Tolley Ave	LOT 616 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
26 Tolley Ave	LOT 641 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
27 Tolley Ave	LOT 615 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
28 Tolley Ave	LOT 642 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
29 Tolley Ave	LOT 614 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
30 Tolley Ave	LOT 643 LP 12328	\$ 30,194.82	\$ 29,074.61	\$ 28,402.52	\$ 29,652.04	\$ 29,363.33
31 Tolley Ave	Lot 1 PS527922	\$ 23,807.54	\$ 20,886.55	\$ 28,804.57	\$ 22,392.22	\$ 21,639.38
32 Tolley Ave	Lot 1 PS 531505G	\$ 23,642.11	\$ 21,105.18	\$ 29,064.46	\$ 22,412.88	\$ 21,759.03
1 Zephyr Ct	Lot 2 PS536177	\$ 35,032.91	\$ 42,251.77	\$ 34,503.76	\$ 38,530.71	\$ 40,391.24
2 Zephyr Ct	Lot 2 PS524350	\$ 38,623.78	\$ 42,251.77	\$ 37,550.70	\$ 40,381.67	\$ 41,316.72
3 Zephyr Ct	Lot 1 PS536177	\$ 36,287.70	\$ 42,251.77	\$ 35,568.47	\$ 39,177.51	\$ 40,714.64
4 Zephyr Ct	Lot 1 PS524350	\$ 53,706.32	\$ 42,251.77	\$ 50,348.65	\$ 48,156.18	\$ 45,203.98

(AT-4) - ATTACHMENT 4

PROPOSED DECLARATION OF SPECIAL CHARGE FOR THE PURPOSE OF CONSTRUCTING AND IMPROVING ROADS AND DRAINAGE IN THE SURF BEACH AND SUNDERLAND BAY ESTATES

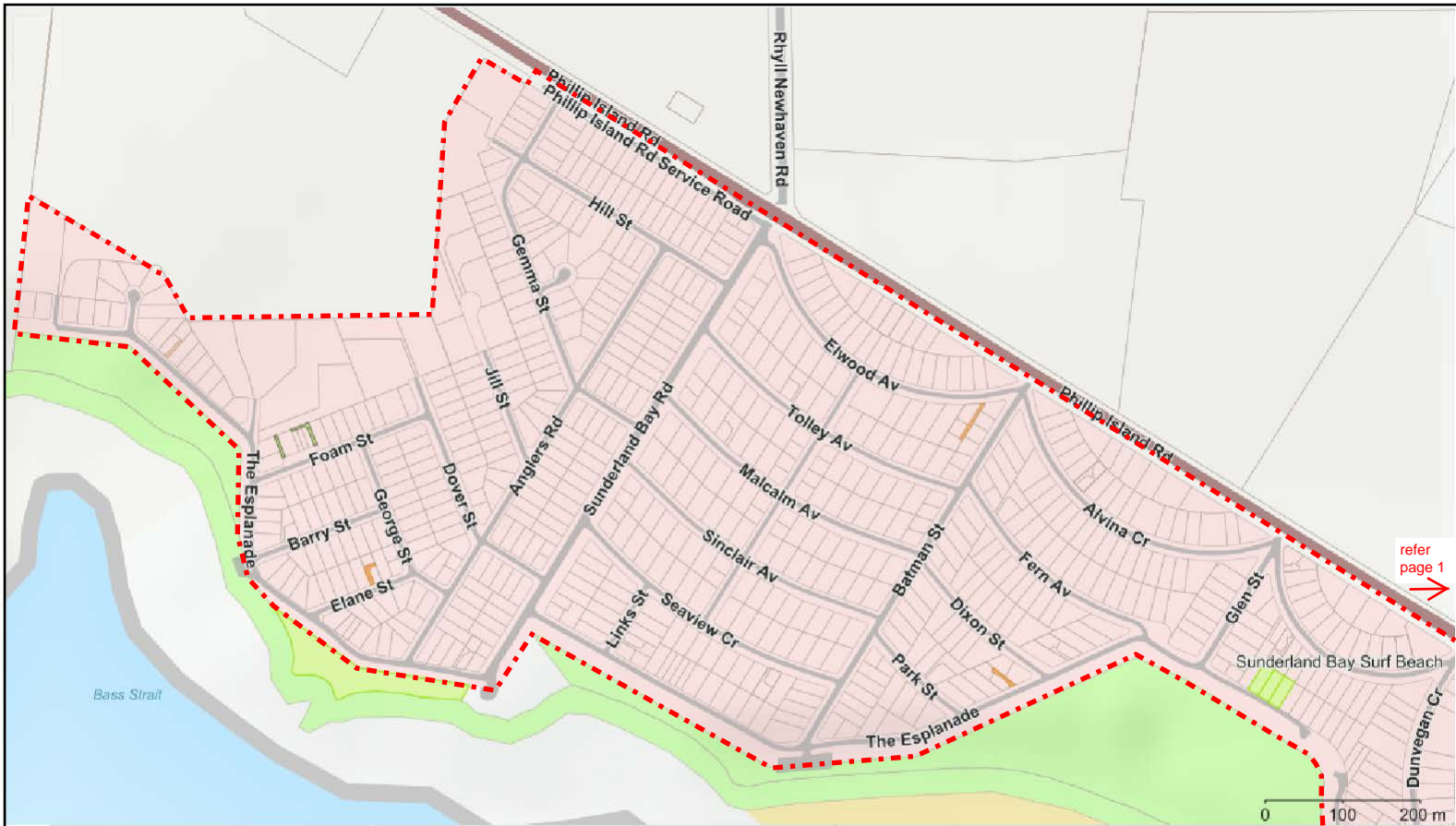
1. Bass Coast Shire Council (**Council**) at the 13 December 2023 Council Meeting proposes to declare a Special Charge (**Special Charge**) under section 163(1) of the *Local Government Act 1989* (as amended by section 6 of the *Local Government Legislation Amendment (Rating and Other Matters) 2022*) (**Act**), and otherwise according to law and having, so far as can be reasonably ascertained from available records of the Council and can reasonably be concluded, ascertained that the roads or any component of the roads for which it is proposed the Special Charge will be declared has not previously been constructed by way of a special rate or charge, for the purpose of defraying costs and expenses incurred and/or to be incurred by Council in relation to the construction and improvement of roads and drainage in the Surf Beach and Sunderland Bay Estates situated within the municipal district of the Council (**Estate**), such works involving the full upgrade of roads and drainage, including the provision of road pavement and sealing works, the provision of underground surface and storm water drainage in the Estate's roads, the provision of kerb and channelling, nature strip works, road narrowings for local traffic management and pedestrian pathways on selected streets and other ancillary works necessary to complete the construction of the project known as the 'Surf Beach and Sunderland Bay Special Charge Scheme Number 66' otherwise in accordance with the concept plans approved by Council at the 15 March 2023 Council Meeting (**Roads** or **Scheme**).
2. The criteria which form the basis of the Special Charge are the ownership of rateable land in the Scheme area based on equally sharing the costs of some portions, front or side boundaries of the properties in the Scheme (modified where appropriate) for some portions and the area of the properties in the scheme (discounted where appropriate) for some portions which abut the roads to be constructed or upgraded and which rateable land is situated within the geographical area in which the properties described in paragraphs 8 and 9 of the proposed declaration are included.
3. Council considers that –
 - (a) each rateable property included in the Scheme area that is liable or required to pay the Special Charge will receive a special benefit through the provision of proper, safe and suitable roads, drainage and property services; and
 - (b) there will be a special benefit to the persons liable or required to pay the Special Charge because there will be a benefit over and above, or greater than, the benefit that is available to persons who are not subject to the Special Charge and, directly and indirectly, the works to be provided will enhance or maintain the value and the use, occupation and enjoyment of the properties included in the Scheme, through the provision of proper, safe and suitable roads and drainage.

4. In proposing the declaration of the Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the Council, in particular the provision of proper, safe and suitable roads, drainage and property services in the area for which it is proposed the Special Charge will be declared.
5. The total cost of the performance of the functions and the exercise of the powers referable to the Scheme (and the amount which the Council intends to declare and levy) is an amount of **\$33,340,822** (being the estimated cost of the Scheme works to be undertaken) with Council intending to declare and levy by way of the Special Charges an amount of **\$26,665,989**, but excluding other related costs (which will be borne solely by Council) totalling **\$1,709,150** as described in paragraphs 5(a) to 5(d) below:
 - (a) the contribution from Council towards footpaths \$375,739);
 - (b) the cost for Council to upgrade Sunderland Bay Road (\$688,931);
 - (c) the cost for Council to install water sensitive urban design swales within the Estate (\$293,456); and
 - (d) the cost for Council to seal beach carparks (\$351,024)
6. The Special Charge will commence on and from the making of any Council decision to declare the Special Charge and will remain in force until such time as the Special Charge has been paid in full.
7. The Special Charge will be declared and assessed in accordance with the amounts which have been calculated and appear alongside each property in the schedule attached to and forming a part of this proposed declaration of Special Charge (being Schedule 2) such amounts having respectively been calculated based on both a road component cost and a drainage component cost as referable to the length of the frontage and/or sideage of each property included in the Scheme (for the road component) and the area of each property included in the Scheme (for the drainage component).
8. The area for which the Special Charge is to be declared is all the land shown on the plan set out in the Schedule forming a part of this proposed declaration of Special Charge (being Schedule 1).
9. The land in relation to which the Special Charge is to be declared is all the rateable land described in the listing of rateable properties set out in the Schedule forming a part of this proposed declaration of Special Charge (being Schedule 2)
10. The Special Charge will be declared, assessed and levied in accordance with the amounts set out alongside each property in the Schedule forming a part of this declaration (being Schedule 2) such amounts having been assessed based on the criteria set out in paragraphs 2 and 7.
11. The Special Charge will be levied by the Council sending a notice of levy to the persons who are liable to pay the Special Charge. The levy notice to be sent will include three options for payment which are as follows –

- (a) Payment Option 1: Lump Sum Non-Discounted Payment – payment of the Special Charge in full within 90 days (with no discount);
- (b) Payment Option 2: Instalment Payment Plan – payment of the Special Charge in 40 quarterly instalments over 10 years, with interest pursuant to the Act; and
- (c) Payment Option 3: Instalment Payment Plan – payment of the Special Charge in 80 quarterly instalments over 20 years, with interest pursuant to the Act. This option is subject to the property owner being deemed for financial hardship by Council in accordance with the Council Financial Hardship Policy.

Ratepayers who elect to pay by instalments will receive subsequent quarterly instalment notices.

- 12. Because the performance of the functions and exercise of the powers in respect of which the Special Charge is to be declared and levied relates substantially to capital works, the Special Charge will be levied on the basis of an instalment plan being available to ratepayers (being the 'Payment Option 2 Instalment Payment Plan') which plan will allow ratepayers to pay the Special Charge by 40 quarterly instalments over a 10 year period or as otherwise negotiated. Quarterly instalments will include a component for reasonable interest costs, the total of which will not exceed the estimated borrowing costs of Council in respect of the construction of the Roads and the provision of the drainage works by more than 1%.
- 13. The Council will consider cases of financial and other hardship and reconsider other payment options for the Special Charge.
- 14. For the purposes of having determined the total amount of the Special Charge to be levied under the Scheme, the Council considers and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act (and in accordance with the Benefit Ratio Statement adopted by Council) that the estimated proportion of the total benefits of the Scheme to which the performance of the functions and exercise of powers relate (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Charge is in a ratio of 0.7998 or 79.98%. This is on the basis that, in the opinion of the Council, there are properties in the Scheme area which receive a special benefit, but which are not required to pay the Special Charge and there are some (but otherwise in the opinion of Council very limited) clear, tangible and direct broader community benefits arising from the works to be performed under the Scheme.
- 15. Any declaration of the Special Charge will expire if the Special Charge is not levied to each person liable to pay it within 12 months after the day on which the declaration to which the Special Charge relates is made.



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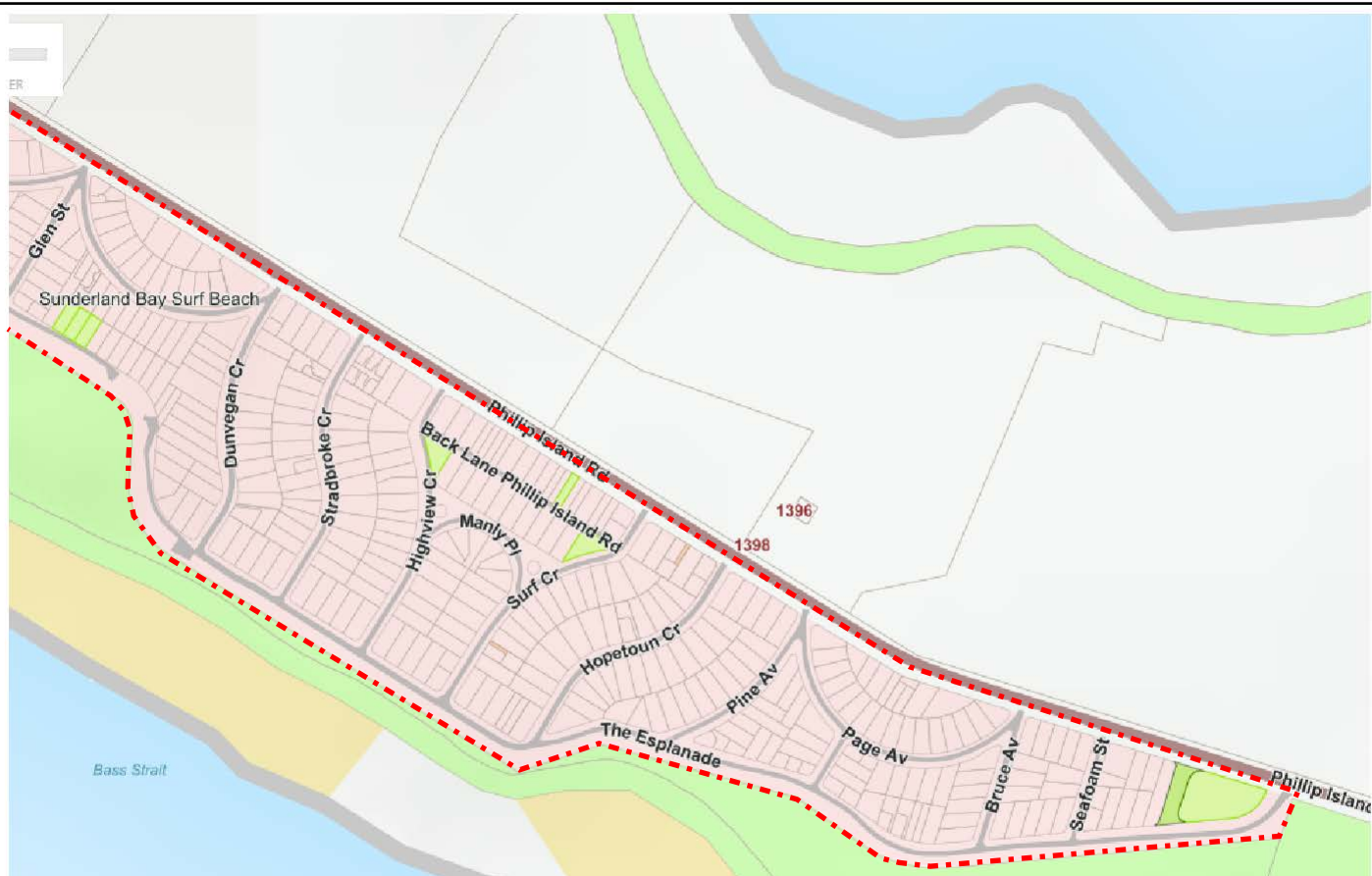
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SURF BEACH AND SUNDERLAND BAY ESTATES
ROAD AND DRAINAGE IMPROVEMENT PROJECT
SCHEDULE 1: SPECIAL CHARGE SCHEME AREA
SHEET 1 OF 2
REV 0 - 17/5/2023

----- Boundary of special
charge scheme



refer
page 1



SURF BEACH AND SUNDERLAND BAY ESTATES
ROAD AND DRAINAGE IMPROVEMENT PROJECT
SCHEDULE 1: SPECIAL CHARGE SCHEME AREA
SHEET 2 OF 2
REV 0 - 17/5/2023

----- Boundary of special
charge scheme



Schedule 2: Surf Beach Sunderland Bay Special Charge Estimate Cost

Property Address	Legal Description	Estimated Cost
1 Alvina Cres	LOT 166 LP 12328	\$ 40,437.33
2 Alvina Cres	LOT 178 LP 12328	\$ 32,197.86
3 Alvina Cres	LOT 165 LP 12328	\$ 26,497.54
4 Alvina Cres	LOT 179 LP 12328	\$ 26,088.99
5 Alvina Cres	LOT 164 LP 12328	\$ 25,750.05
6 Alvina Cres	Lot 1 TP 134481 [Fmrly Lot 180 LP12328]	\$ 26,264.04
7 Alvina Cres	LOT 163 LP 12328	\$ 25,750.05
8 Alvina Cres	Lot 1 TP97239	\$ 26,264.04
9 Alvina Cres	LOT 162 LP 12328	\$ 25,750.05
10 Alvina Cres	LOT 182 LP 12328	\$ 26,264.04
11 Alvina Cres	LOT 161 LP 12328	\$ 25,728.26
12 Alvina Cres	LOT 183 LP 12328	\$ 26,264.04
13 Alvina Cres	LOT 160 LP 12328	\$ 25,750.05
1/14 Alvina Cres	Lot 1 PS832714	\$ 17,362.26
2/14 Alvina Cres	Lot 2 PS832714	\$ 17,121.85
15 Alvina Cres	LOT 159 LP 12328	\$ 25,750.05
16 Alvina Cres	LOT 185 LP 12328	\$ 26,264.04
17 Alvina Cres	LOT 158 LP 12328	\$ 25,750.05
18 Alvina Cres	LOT 186 LP 12328	\$ 26,264.04
19 Alvina Cres	Lot 157 12328 SP 0	\$ 25,750.05
20 Alvina Cres	LOT 187 LP 12328	\$ 26,264.04
21 Alvina Cres	LOT 156 LP 12328	\$ 25,750.05
22 Alvina Cres	LOT 188 LP 12328	\$ 26,264.04
23 Alvina Cres	LOT 155 LP 12328	\$ 25,750.05
24-26 Alvina Cres	CP 355687R	\$ 44,329.91
25 Alvina Cres	LOT 154 LP 12328	\$ 25,750.05
27 Alvina Cres	LOT 153 LP 12328	\$ 25,750.05
28 Alvina Cres	LOT 191 LP 12328	\$ 26,264.04
29 Alvina Cres	LOT 152 LP 12328	\$ 26,497.54
30 Alvina Cres	Lot 1 TP521523	\$ 26,264.04
31 Alvina Cres	LOT 151 LP 12328	\$ 40,434.57
32 Alvina Cres	LOT 193 LP 12328	\$ 26,264.04
34-36 Alvina Cres	LOTS 194+195 LP 12328	\$ 44,329.91
38 Alvina Cres	LOT 196 LP 12328	\$ 26,088.99
40 Alvina Cres	LOT 197 LP 12328	\$ 32,197.86
1 Anglers Rd	LOT 52 LP 54850	\$ 23,105.83
2 Anglers Rd	LOT 104 LP 54850	\$ 23,105.83
3 Anglers Rd	LOT 53 LP 54850	\$ 23,105.83
4 Anglers Rd	LOT 105 LP 54850	\$ 23,105.83
5 Anglers Rd	LOT 54 LP 54850	\$ 23,105.83
6 Anglers Rd	LOT 106 LP 54850	\$ 23,105.83
7 Anglers Rd	LOT 55 LP 54850	\$ 23,105.83
8 Anglers Rd	LOT 107 LP 54850	\$ 23,105.83
9 Anglers Rd	LOT 56 LP 54850	\$ 23,105.83
10 Anglers Rd	LOT 108 LP 54850	\$ 23,105.83
11 Anglers Rd	LOT 57 LP 54850	\$ 23,105.83
12 Anglers Rd	Lot 1 PS542246	\$ 21,652.03
12A Anglers Rd	Lot 2 PS542246	\$ 19,533.76
13 Anglers Rd	LOT 58 LP 54850	\$ 23,105.83
14 Anglers Rd	LOT 110 LP 54850	\$ 39,374.26
15 Anglers Rd	LOT 59 LP 54850	\$ 23,105.83
16 Anglers Rd	LOT 143 LP 54852	\$ 24,489.08
17 Anglers Rd	Lot 79 54851 SP 0	\$ 23,105.83
18 Anglers Rd	LOT 144 LP 54852	\$ 24,821.25
19 Anglers Rd	LOT 80 LP 54851	\$ 23,105.83
20 Anglers Rd	LOT 145 LP 54852	\$ 27,199.04
21 Anglers Rd	LOT 81 LP 54821	\$ 23,105.83
22 Anglers Rd	LOT 146 LP 54852	\$ 31,686.13
23 Anglers Rd	LOT 82 LP 54851	\$ 23,105.83
24 Anglers Rd	LOT 147 LP 54852	\$ 24,481.53
25 Anglers Rd	LOT 83 LP 54851	\$ 23,105.83
26 Anglers Rd	LOT 148 LP 54852	\$ 26,319.48
27 Anglers Rd	LOT 84 LP 54851	\$ 23,105.83
28 Anglers Rd	LOT 149 LP 54852	\$ 27,250.44
29 Anglers Rd	LOT 85 LP 54851	\$ 23,105.83
30 Anglers Rd	Lot 1 PS517847	\$ 21,796.35
31 Anglers Rd	LOT 86 LP 54851	\$ 23,105.83
33 Anglers Rd	LOT 87 LP 54851	\$ 23,105.83
35 Anglers Rd	Lot 1 TP 107694 [Fmrly Lot 169 LP54853]	\$ 23,105.83
36 Anglers Rd	Lot 1 PS616730	\$ 17,273.56
37 Anglers Rd	LOT 168 LP 54853	\$ 23,105.83
39 Anglers Rd	Lot 167 54853 SP 0	\$ 23,105.83
41 Anglers Rd	LOT 1 TP 134610L [Fmrly Lot 166 LP54853]	\$ 23,105.83
43 Anglers Rd	LOT 165 LP 54853	\$ 25,750.05
44 Anglers Rd	Lot 1 TP 136374 [Fmrly Lot 176 LP54853]	\$ 23,486.16

Property Address	Legal Description	Estimated Cost
6 Links St	Lot 1 TP168221 (Frmly LOT 48 LP 12328)	\$ 24,526.54
7 Links St	Lot 1 PS803577	\$ 16,078.39
7A Links St	Lot 2 PS803577	\$ 16,646.38
8 Links St	LOT 47 LP 12328	\$ 24,526.54
9 Links St	LOT 1 LP 425618K	\$ 18,348.47
10 Links St	Lot 1 TP156208 (FRM L 46 LP 12328)	\$ 24,526.54
12 Links St	LOT 45 LP 12328	\$ 26,319.37
1 Malcarm Ave	LOT 596 LP 12328	\$ 26,514.76
2 Malcarm Ave	Lot 1 PS629962	\$ 11,154.59
3 Malcarm Ave	LOT 595 LP 12328	\$ 29,363.33
4 Malcarm Ave	LOT 598 LP 12328	\$ 29,363.33
5 Malcarm Ave	Lot 1 TP168119 (Fmly LOT 594 LP 12328)	\$ 29,363.33
6 Malcarm Ave	LOT 599 LP 12328	\$ 29,363.33
7 Malcarm Ave	LOT 593 LP 12328	\$ 29,363.33
8 Malcarm Ave	Lot 1 PS619181	\$ 17,852.16
8A Malcarm Ave	Lot 2 PS619181	\$ 19,709.39
9A Malcarm Ave	Lot 2 PS718470	\$ 18,468.13
9B Malcarm Ave	Lot 1 PS718470	\$ 19,040.42
10 Malcarm Ave	LOT 601 LP 12328	\$ 29,321.48
11 Malcarm Ave	LOT 591 LP 12328	\$ 29,296.42
12 Malcarm Ave	LOT 602 LP 12328	\$ 29,296.42
13 Malcarm Ave	LOT 590 LP 12328	\$ 29,296.42
14 Malcarm Ave	LOT 603 LP 12328	\$ 29,296.42
15 Malcarm Ave	Lot 1 PS719560	\$ 21,497.44
16 Malcarm Ave	LOT 1 PS 517241V	\$ 20,750.06
17 Malcarm Ave	LOT 1 PS 510345V	\$ 21,385.17
18 Malcarm Ave	Lot 1 PS734232	\$ 21,571.47
19 Malcarm Ave	LOT 587 LP 12328	\$ 29,296.42
20 Malcarm Ave	LOT 606 LP 12328	\$ 29,296.42
21 Malcarm Ave	LOT 586 LP 12328	\$ 29,296.42
22 Malcarm Ave	LOT 607 LP 12328	\$ 29,296.42
23 Malcarm Ave	LOT 585 LP 12328	\$ 29,313.14
24 Malcarm Ave	LOT 608 LP 12328	\$ 29,321.48
25 Malcarm Ave	LOT 584 LP 12328	\$ 29,363.33
26 Malcarm Ave	LOT 609 LP 12328	\$ 29,363.33
27 Malcarm Ave	LOT 583 LP 12328	\$ 29,363.33
28 Malcarm Ave	LOT 610 LP 12328	\$ 29,363.33
29 Malcarm Ave	LOT 582 LP 12328	\$ 29,363.33
30 Malcarm Ave	LOT 611 LP 12328	\$ 29,363.33
31 Malcarm Ave	LOT 581 LP 12328	\$ 32,140.34
32 Malcarm Ave	Lot 1 PS 527921Q	\$ 21,690.33
2 Manly Pl	LOT 327 LP 12329	\$ 30,239.70
4 Manly Pl	LOT 328 LP 12329	\$ 30,239.70
6 Manly Pl	LOT 329 LP 12329	\$ 30,239.70
7-9 Manly Pl	LOTS 351+352 LP 12329	\$ 44,867.09
8 Manly Pl	LOT 330 LP 12329	\$ 30,239.70
10 Manly Pl	Lot 331 LP12329	\$ 30,239.70
11 Manly Pl	Lot 1 TP107615	\$ 28,076.83
12 Manly Pl	LOT 332 LP 12329	\$ 30,239.70
13 Manly Pl	Lot 1 TP108284	\$ 28,076.83
14 Manly Pl	LOT 333 LP12329	\$ 30,239.70
15 Manly Pl	LOT 355 LP 12329	\$ 25,541.92
16 Manly Pl	LOT 334 LP 12329	\$ 30,239.70
17 Manly Pl	LOT 356 LP 12329	\$ 27,501.61
18 Manly Pl	LOT 335 LP 12329	\$ 30,239.70
20 Manly Pl	LOT 2 PS 434232	\$ 30,239.70
1 Ozone Ct	LOT 298 LP 67812	\$ 31,512.58
2 Ozone Ct	Lot 1 PS531518	\$ 26,363.77
3 Ozone Ct	LOT 299 LP 67812	\$ 28,548.08
4 Ozone Ct	Lot 2 PS531518	\$ 32,453.15
5 Ozone Ct	LOT 300 LP 67812	\$ 24,099.81
6 Ozone Ct	LOT 301 LP 67812	\$ 28,599.99
1 Page Ave	LOT 457 LP 12329	\$ 41,889.06
2 Page Ave	LOT 456 LP 12329	\$ 31,303.43
3 Page Ave	LOT 458 LP 12329	\$ 25,905.78
4 Page Ave	LOT 455 LP 12329	\$ 27,976.99
5 Page Ave	LOT 459 LP 12329	\$ 26,877.41
6 Page Ave	LOT 454 LP 12329	\$ 27,976.99
8 Page Ave	LOT 453 LP 12329	\$ 27,976.99
10 Page Ave	LOT 452 LP 12329	\$ 27,976.99
12 Page Ave	LOT 451 LP 12329	\$ 27,976.99
14 Page Ave	LOT 450 LP 12329	\$ 27,976.99
16 Page Ave	LOT 449 LP 12329	\$ 27,976.99
17 Page Ave	Lot 2 PS700903	\$ 17,245.82
18 Page Ave	Lot 448 LP12329	\$ 27,976.99

Property Address	Legal Description	Estimated Cost
46 Anglers Rd	Lot 1 TP 111998 [Fmrly Lot 177 LP54853]	\$ 23,530.92
1 Barry St	LOT 207 LP 74208	\$ 21,927.74
2 Barry St	LOT 219 LP 74208	\$ 21,927.74
3 Barry St	LOT 206 LP 74208	\$ 23,105.83
4 Barry St	LOT 218 LP 74208	\$ 23,105.83
5 Barry St	LOT 205 LP 74208	\$ 23,105.83
6 Barry St	LOT 217 LP 74208	\$ 23,105.83
7 Barry St	LOT 204 LP 74208	\$ 23,105.83
8 Barry St	LOT 216 LP 74208	\$ 23,105.83
9 Barry St	LOT 203 LP 74208	\$ 23,105.83
10 Barry St	LOT 215 LP 74208	\$ 23,105.83
11 Barry St	Lot 1 TP 87909Q [Fmrly Lot 202 LP74208]	\$ 23,105.83
12 Barry St	LOT 214 LP 74208	\$ 23,105.83
13 Barry St	LOT 201 LP 74208	\$ 23,105.83
14 Barry St	LOT 213 LP 74208	\$ 23,105.83
15 Barry St	LOT 200 LP 74208	\$ 24,515.11
16 Barry St	Lot 1 P5734226	\$ 16,665.94
18 Barry St	Lot 2 P5734226	\$ 17,233.94
1 Batman St	LOT 171 LP 12328	\$ 41,695.56
2 Batman St	Lot 1 P5531075	\$ 20,893.19
2A Batman St	Lot 2 PS 533288	\$ 19,573.45
3 Batman St	LOT 170 LP 12328	\$ 28,039.17
4 Batman St	Lot 2 P5531075	\$ 20,845.10
5 Batman St	Lot 169 LP12328	\$ 28,039.17
6 Batman St	Lot 2 P5531505G	\$ 20,632.58
7 Batman St	LOT 168 LP 12328	\$ 28,039.17
8 Batman St	Lot 2 P5527922	\$ 20,470.83
9 Batman St	LOT 1 P5 5206125	\$ 20,865.91
10 Batman St	Lot 2 PS 527921Q	\$ 20,723.06
11 Batman St	Lot 136 12328 SP 0	\$ 31,405.94
13 Batman St	LOT 135 LP 12328	\$ 28,039.17
15 Batman St	Lot 1 TP 171156 (Frmly LOT 134 LP 12328)	\$ 28,039.17
17 Batman St	LOT 133 LP 12328	\$ 28,039.17
19 Batman St	Lot 1 P5630921	\$ 20,506.92
21 Batman St	LOT 109 LP 12328	\$ 34,330.03
23 Batman St	LOT 108 LP 12328	\$ 26,405.62
25 Batman St	LOT 107 LP 12328	\$ 26,405.62
27 Batman St	LOT 106 LP 12328	\$ 26,405.62
29 Batman St	LOT 105 LP 12328	\$ 28,577.66
31 Batman St	LOT 1 P5 501760J	\$ 20,462.97
33 Batman St	LOT 90 LP 12328	\$ 24,773.39
35 Batman St	LOT 89 LP 12328	\$ 24,773.39
37 Batman St	LOT 88 LP 12328	\$ 24,773.39
38 Batman St	LOT 78 LP 12328	\$ 26,067.80
39 Batman St	LOT 87 LP 12328	\$ 24,773.39
40 Batman St	LOT 77 LP 12328	\$ 24,773.39
41 Batman St	LOT 86 LP 12328	\$ 24,773.39
42 Batman St	LOT 76 LP 12328	\$ 24,773.39
43 Batman St	Lot 1 P5547995	\$ 27,066.41
44 Batman St	Lot 1 93114 SP 0	\$ 24,773.39
46 Batman St	Lot 75 12328 SP 0	\$ 37,246.14
1 Bayview Ave	LOT 2 LP 219252S	\$ 26,105.14
1/2 Bayview Ave	Lot 1 P5811011	\$ 21,231.76
2/2 Bayview Ave	Lot 2 P5811011	\$ 18,762.22
3 Bayview Ave	Lot 1 P5623889	\$ 16,960.97
3A Bayview Ave	Lot 2 623889 SP 0	\$ 21,943.26
4 Bayview Ave	LOT 279 LP 12328	\$ 27,976.99
1/5 Bayview Ave	Lot 1 P5735451	\$ 17,966.42
2/5 Bayview Ave	Lot 2 P5735451	\$ 18,294.00
6 Bayview Ave	LOT 278 LP 12328	\$ 27,976.99
7 Bayview Ave	LOT 216 LP 12328	\$ 26,071.80
8 Bayview Ave	LOT 277 LP 12328	\$ 27,976.99
9 Bayview Ave	LOT 219 LP 12328	\$ 24,703.63
10 Bayview Ave	LOT 350 LP 12328	\$ 27,976.99
11 Bayview Ave	LOT 220 LP 12328	\$ 23,881.81
12 Bayview Ave	LOT 349 LP 12328	\$ 27,976.99
13 Bayview Ave	LOT 223 LP 12328	\$ 23,608.45
14 Bayview Ave	LOT 348 LP 12328	\$ 27,976.99
15 Bayview Ave	LOT 224 LP 12328	\$ 23,838.23
16 Bayview Ave	LOT 347 LP 12328	\$ 27,976.99
17 Bayview Ave	LOT 227 LP 12328	\$ 24,590.12
18 Bayview Ave	LOT 346 LP 12328	\$ 27,976.99
19 Bayview Ave	LOT 228 LP 12328	\$ 25,889.79
20 Bayview Ave	LOT 345 LP 12328	\$ 27,976.99
21 Bayview Ave	Lot 1 P5600561	\$ 27,831.03
22 Bayview Ave	Lot 344 LP12328	\$ 27,976.99
23 Bayview Ave	LOT 232 LP 12328	\$ 32,796.30

Property Address	Legal Description	Estimated Cost
19 Page Ave	LOT 475 LP 12329	\$ 31,648.25
20 Page Ave	LOT 447 LP 12329	\$ 27,976.99
21 Page Ave	LOT 476 LP 12329	\$ 25,961.22
22 Page Ave	LOT 446 LP 12329	\$ 27,976.99
23 Page Ave	LOT 477 LP 12329	\$ 26,768.35
24 Page Ave	LOT 445 LP 12329	\$ 27,976.99
25 Page Ave	LOT 478 LP 12329	\$ 28,584.21
26 Page Ave	LOT 444 LP 12329	\$ 27,976.99
27 Page Ave	Lot 1 169266 SP 0	\$ 31,536.53
28 Page Ave	LOT 443 LP 12329	\$ 27,976.99
30 Page Ave	Lot 1 TP442073 (FRM L 442 LP 12329)	\$ 27,976.99
32 Page Ave	LOT 441 LP 12329	\$ 24,922.05
1 Park St	LOT 84 LP 12328	\$ 29,828.59
1A Park St	LOT 2 PS 501760J	\$ 19,421.68
2 Park St	LOT 92 LP 12328	\$ 31,270.52
3 Park St	LOT 83 LP 12328	\$ 28,212.64
4 Park St	LOT 93 LP 12328	\$ 26,026.02
5 Park St	LOT 82 LP 12328	\$ 26,843.70
6 Park St	Lot 2 PS710233	\$ 21,329.74
7 Park St	LOT 81 LP 12328	\$ 30,520.39
8 Park St	Lot 1 PS710233	\$ 22,072.78
1 Phillip Island Rd	LOT 6 LP 54850	\$ 23,105.83
3 Phillip Island Rd	LOT 7 LP 54850	\$ 23,105.83
5 Phillip Island Rd	LOT 8 LP 54850	\$ 23,105.83
7 Phillip Island Rd	LOT 9 LP 54850	\$ 23,105.83
9 Phillip Island Rd	LOT 10 LP 54850	\$ 23,105.83
11 Phillip Island Rd	LOT 11 LP 54850	\$ 23,105.83
13 Phillip Island Rd	LOT 12 LP 54850	\$ 23,105.83
15 Phillip Island Rd	Lot 1 TP 89566 (Fmrly LOT 13 LP 54850)	\$ 23,105.83
17 Phillip Island Rd	LOT 14 LP 54850	\$ 23,105.83
19 Phillip Island Rd	LOT 15 LP 54850	\$ 23,105.83
21 Phillip Island Rd	Lot 1 TP143657 (LOT 16 LP 54850)	\$ 23,105.83
23 Phillip Island Rd	LOT 17 LP 54850	\$ 23,105.83
25 Phillip Island Rd	LOT 18 LP 54850	\$ 23,105.83
27 Phillip Island Rd	LOT 19 LP 54850	\$ 23,105.83
27A Phillip Island Rd	Lot 2 PS 522257A	\$ 16,796.05
29 Phillip Island Rd	LOT 38 LP 12328	\$ 25,530.18
31 Phillip Island Rd	LOT 1 LP 217085V	\$ 14,735.04
33 Phillip Island Rd	LOT 2 LP 217085V	\$ 14,582.15
33A Phillip Island Rd	LOT 3 LP 217085V	\$ 15,346.98
35 Phillip Island Rd	Lot 4 LP217085	\$ 15,609.18
35A Phillip Island Rd	LOT 5 LP 217085V	\$ 15,346.98
37 Phillip Island Rd	LOT 6 LP 217085V	\$ 14,582.15
37A Phillip Island Rd	LOT 7 LP 217085V	\$ 14,735.04
39 Phillip Island Rd	LOT 33 LP 12328	\$ 25,530.18
41 Phillip Island Rd	LOT 177 LP 12328	\$ 25,530.18
43 Phillip Island Rd	LOT 1 LP 212431F	\$ 14,451.04
43A Phillip Island Rd	LOT 2 LP 212431F	\$ 15,171.93
45 Phillip Island Rd	LOT 175 LP 12328	\$ 22,710.91
47 Phillip Island Rd	LOT 174 LP 12328	\$ 22,710.91
49 Phillip Island Rd	LOT 173 LP 12328	\$ 28,261.56
51 Phillip Island Rd	LOT 172 LP 12328	\$ 25,530.18
53 Phillip Island Rd	LOT 337 LP 12328	\$ 24,940.03
55 Phillip Island Rd	LOT 338 LP 12328	\$ 27,562.09
57 Phillip Island Rd	LOT 339 LP 12328	\$ 27,562.09
59 Phillip Island Rd	PT LOT 340 LP 12328	\$ 20,656.84
61 Phillip Island Rd	Lot 1 P5605047	\$ 17,848.28
63 Phillip Island Rd	Lot 1 TP196962 (Fmly LOT 260 LP 12328)	\$ 21,028.36
65 Phillip Island Rd	Lot 1 TP 169480A (Fmrly LOT 261 LP 12328)	\$ 21,028.36
67 Phillip Island Rd	LOT 262 LP 12328	\$ 21,028.36
69 Phillip Island Rd	LOT 263 LP 12328	\$ 25,328.07
75 Phillip Island Rd	LOT 294 LP 12328	\$ 21,028.36
77-79 Phillip Island Rd	PC 352473	\$ 46,109.58
81-83 Phillip Island Rd	CP 362592N	\$ 27,692.22
85-87 Phillip Island Rd	LOTS 3+4 LP 12329	\$ 18,515.24
89-91 Phillip Island Rd	PC359300	\$ 18,515.24
93 Phillip Island Rd	LOT 7 LP 12329	\$ 9,381.23
95 Phillip Island Rd	LOT 8 LP 12329	\$ 9,381.23
97 Phillip Island Rd	LOT 9 LP 12329	\$ 9,381.23
99 Phillip Island Rd	Lot 10 LP12329	\$ 9,381.23
101-103 Phillip Island Rd	CP163373	\$ 18,515.24
105-107 Phillip Island Rd	CP 357239K	\$ 18,515.24
109 Phillip Island Rd	Lot 2 PS806637	\$ 13,948.42
111 Phillip Island Rd	Lot 1 PS806637	\$ 13,948.42
115-117 Phillip Island Rd	Lots 18-19 LP12329	\$ 18,515.24
121-123 Phillip Island Rd	LOTS 21+22 LP 12329	\$ 18,515.24
125-127 Phillip Island Rd	LOT 1 LP 434232H	\$ 18,515.24

Property Address	Legal Description	Estimated Cost
24 Bayview Ave	Lot 343 LP12328	\$ 27,976.99
26-28 Bayview Ave	CP 171213D	\$ 55,636.85
1 Beach St	Lot 1 PS700903	\$ 18,588.49
2 Beach St	LOT 470 LP 12329	\$ 36,642.44
3 Beach St	LOT 472 LP 12329	\$ 24,703.01
4 Beach St	LOT 469 LP 12329	\$ 29,006.20
5 Beach St	Lot 1 TP 182311	\$ 25,227.42
6 Beach St	LOT 468 LP 12329	\$ 29,006.20
7 Beach St	LOT 1 LP 441962	\$ 19,950.21
8 Beach St	LOT 3 PS 519150N (FMR LOT 1 TP139246)	\$ 16,671.80
1 Bella Ct	LOT 114 LP 54850	\$ 28,500.24
2 Bella Ct	LOT 118 LP 54850	\$ 30,133.37
3 Bella Ct	LOT 115 LP 54850	\$ 35,515.18
4 Bella Ct	LOT 117 LP 54850	\$ 29,143.20
1 Bruce Ave	LOT 505 LP 12329	\$ 29,277.70
2 Bruce Ave	LOTS 1+2 TP 823175L(FMRLY LOT 480 LP 12329)	\$ 33,138.63
3 Bruce Ave	Lot 504 12329 SP 0	\$ 29,277.70
4 Bruce Ave	LOT 481 LP 12329	\$ 27,551.90
5 Bruce Ave	LOT 503 LP 12329	\$ 29,365.22
6 Bruce Ave	LOT 482 LP 12329	\$ 27,551.90
8 Bruce Ave	LOT 483 LP 12329	\$ 27,551.90
10 Bruce Ave	LOT 484 LP 12329	\$ 27,551.90
12 Bruce Ave	LOT 485 LP 12329	\$ 29,468.43
1 Dixon St	LOT 104 LP 12328	\$ 30,195.29
2 Dixon St	LOT 110 LP 12328	\$ 27,194.69
2A Dixon St	Lot 2 PS630921	\$ 20,071.25
3 Dixon St	LOT 103 LP 12328	\$ 25,208.04
4 Dixon St	LOT 111 LP 12328	\$ 25,009.51
5 Dixon St	LOT 102 LP 12328	\$ 25,208.04
6 Dixon St	LOT 112 LP 12328	\$ 27,248.93
7 Dixon St	LOT 101 LP 12328	\$ 25,208.04
8 Dixon St	LOT 113 LP 12328	\$ 27,248.93
9 Dixon St	LOT 100 LP 12328	\$ 35,994.02
10 Dixon St	LOT 114 LP 12328	\$ 27,248.93
11 Dixon St	Lot 2 PS549175	\$ 21,627.70
12 Dixon St	LOT 115 LP 12328	\$ 26,311.66
14 Dixon St	LOT 116 LP 12328	\$ 36,942.50
1 Dover St	LOT 245 LP 74208	\$ 24,462.65
1A Dover St	Lot 1 PS 506136E	\$ 40,426.13
2 Dover St	LOT 274 LP 74208	\$ 23,105.83
2A Dover St	Lot 1 PS810093	\$ 34,176.39
2B Dover St	Lot 2 PS810093	\$ 34,176.39
3 Dover St	LOT 264 LP 74208	\$ 23,105.83
4 Dover St	LOT 273 LP 74208	\$ 23,105.83
5 Dover St	LOT 263 LP 74208	\$ 23,105.83
6 Dover St	LOT 272 LP 74208	\$ 23,105.83
7 Dover St	Lot 262 74208 SP 0	\$ 23,105.83
8 Dover St	LOT 271 LP 74208	\$ 23,105.83
9 Dover St	LOT 261 LP 74208	\$ 23,105.83
10 Dover St	LOT 270 LP 74208	\$ 23,105.83
11 Dover St	LOT 260 LP 74208	\$ 23,105.83
12 Dover St	LOT 1 LP 436205A	\$ 23,105.83
13 Dover St	LOT 259 LP 74208	\$ 23,105.83
14 Dover St	LOT 2 LP 436205A	\$ 23,105.83
15 Dover St	LOT 258 LP 74208	\$ 23,105.83
16 Dover St	LOT 267 LP 74208	\$ 23,105.83
17 Dover St	LOT 257 LP 74208	\$ 23,105.83
18 Dover St	LOT 266 LP 74208	\$ 23,105.83
19 Dover St	LOT 256 LP 74208	\$ 23,105.83
20 Dover St	LOT 265 LP 74208	\$ 28,402.81
20A Dover St	Lot 2 PS517847	\$ 18,274.10
21 Dover St	LOT 170 LP 54853	\$ 26,420.59
22 Dover St	LOT 88 LP 54851	\$ 24,588.69
23 Dover St	LOT 151 LP 54853	\$ 24,591.45
24 Dover St	LOT 89 LP 54851	\$ 23,233.25
25 Dover St	LOT 152 LP 54853	\$ 23,233.25
26 Dover St	LOT 90 LP 54851	\$ 23,233.25
27 Dover St	LOT 153 LP 54853	\$ 23,233.25
28 Dover St	LOT 91 LP 54851	\$ 23,233.25
29 Dover St	LOT 154 LP 54853	\$ 23,207.26
30 Dover St	Lot 1 PS808080	\$ 16,855.43
31 Dover St	LOT 155 LP 54853	\$ 21,176.76
1 Dunvegan Cres	LOT 258 LP 12328	\$ 31,574.89
1A Dunvegan Cres	Lot 2 PS605047	\$ 17,781.17
2 Dunvegan Cres	Lot 1 TP 178626W (Frmly LOT 281 LP 12328)	\$ 46,104.15
3-7 Dunvegan Cres	CP 361081V	\$ 77,857.32
4 Dunvegan Cres	LOT 282 LP 12328	\$ 26,429.24

Property Address	Legal Description	Estimated Cost
129 Phillip Island Rd	Lot 1 TP 212607Q (Frmly LOT 25 LP 12329)	\$ 9,381.23
131 Phillip Island Rd	LOT 2 TP212607 (FMLY LOT 26 LP 12329)	\$ 9,381.23
137 Phillip Island Rd	LOT 372 LP 12329	\$ 25,328.07
139 Phillip Island Rd	Lot 1 TP 216334	\$ 21,050.15
1/141 Phillip Island Rd	Lot 1 PS617807	\$ 10,604.74
2/141 Phillip Island Rd	Lot 2 PS617807	\$ 10,692.26
143 Phillip Island Rd	LOT 375 LP 12329	\$ 21,028.36
145 Phillip Island Rd	LOT 376 LP 12329	\$ 25,328.07
147 Phillip Island Rd	LOT 407 LP 12329	\$ 25,328.07
149 Phillip Island Rd	LOT 408 LP 12329	\$ 21,028.36
151 Phillip Island Rd	LOT 409 LP 12329	\$ 21,028.36
153 Phillip Island Rd	LOT 410 LP 12329	\$ 21,028.36
155 Phillip Island Rd	LOT 411 LP 12329	\$ 25,328.07
157 Phillip Island Rd	Lot 1 PS648687	\$ 25,016.56
157A Phillip Island Rd	Lot 2 PS648687	\$ 12,593.44
159A Phillip Island Rd	Lot 2 842375 SP 0	\$ 10,189.64
159B Phillip Island Rd	Lot 1 842375 SP 0	\$ 17,575.73
161 Phillip Island Rd	Lot 2 PS531541	\$ 11,413.51
161A Phillip Island Rd	Lot 1 PS531541	\$ 11,085.57
163 Phillip Island Rd	LOT 439 LP 12329	\$ 22,230.44
165 Phillip Island Rd	LOT 440 LP 12329	\$ 27,890.04
167 Phillip Island Rd	LOT 491 LP 12329	\$ 21,421.91
169 Phillip Island Rd	LOT 492 LP 12329	\$ 16,723.38
171 Phillip Island Rd	LOT 493 LP 12329	\$ 16,723.38
173 Phillip Island Rd	LOT 494 LP 12329	\$ 16,723.38
175 Phillip Island Rd	LOT 495 LP 12329	\$ 20,832.13
177-179 Phillip Island Rd	LOT 2 LP 419421	\$ 40,650.40
181 Phillip Island Rd	LOT 508 LP 12329	\$ 17,750.41
183 Phillip Island Rd	LOT 509 LP 12329	\$ 16,439.38
2 Pine Ave	LOT 412 LP 12329	\$ 31,328.04
3 Pine Ave	LOT 460 LP 12329	\$ 24,738.47
4 Pine Ave	LOT 413 LP 12329	\$ 31,328.04
5 Pine Ave	LOT 461 LP 12329	\$ 31,446.53
6 Pine Ave	LOT 414 LP 12329	\$ 31,328.04
7 Pine Ave	LOT 462 LP 12329	\$ 22,257.22
8 Pine Ave	LOT 415 LP 12329	\$ 31,349.83
9 Pine Ave	LOT 463 LP 12329	\$ 28,273.67
10 Pine Ave	Lot 1 TP92938	\$ 31,305.88
11 Pine Ave	Lot 1 PS525240	\$ 21,266.31
12 Pine Ave	Lot 1 TP 185775N	\$ 31,349.83
14 Pine Ave	Lot 1 TP134923	\$ 31,328.04
16 Pine Ave	Lot 1 TP 200868 (Fmrly Lot 419 LP 12329)	\$ 31,349.83
3 Rowena Rd	Lot 1 PS439251	\$ 40,552.94
5 Rowena Rd	Lot 2 829120 SP 0	\$ 40,021.91
7 Rowena Rd	Lot 1 829120 SP 0	\$ 40,021.91
1 Seafoam St	LOT 1 LP 419421	\$ 21,760.84
2 Seafoam St	LOT 496 LP 12329	\$ 28,730.18
4 Seafoam St	LOT 497 LP 12329	\$ 28,759.35
2 Seaview Cres	L1 PS544161	\$ 12,048.42
4 Seaview Cres	LOT 534 LP 12328	\$ 30,118.90
6 Seaview Cres	LOT 535 LP 12328	\$ 30,093.83
8 Seaview Cres	LOT 536 LP 12328	\$ 29,855.66
10 Seaview Cres	LOT 537 LP 12328	\$ 29,556.32
12 Seaview Cres	LOT 538 LP 12328	\$ 29,979.67
14 Seaview Cres	LOT 539 LP 12328	\$ 30,057.05
15 Seaview Cres	LOT 59 LP 12328	\$ 26,132.94
16 Seaview Cres	LOT 540 LP 12328	\$ 31,167.16
17 Seaview Cres	LOT 58 LP 12328	\$ 25,585.36
18 Seaview Cres	LOT 541 LP 12328	\$ 31,167.16
19 Seaview Cres	LOT 57 LP 12328	\$ 25,235.63
20 Seaview Cres	LOT 542 LP 12328	\$ 30,057.05
21 Seaview Cres	LOT 56 LP 12328	\$ 27,914.07
22 Seaview Cres	LOT 543 LP 12328	\$ 29,979.67
23 Seaview Cres	LOT 55 LP 12328	\$ 28,097.46
24 Seaview Cres	LOT 544 LP 12328	\$ 29,556.32
25 Seaview Cres	LOT 54 LP 12328	\$ 27,999.04
26 Seaview Cres	LOT 545 LP 12328	\$ 29,724.56
27 Seaview Cres	LOT 53 LP 12328	\$ 26,310.95
28 Seaview Cres	LOT 546 LP 12328	\$ 30,093.83
29 Seaview Cres	Lot 1 TP111683 (Frmly LOT 52 LP 12328)	\$ 27,131.89
30 Seaview Cres	LOT 547 LP 12328	\$ 30,118.90
31 Seaview Cres	LOT 51 LP 12328	\$ 28,171.46
32 Seaview Cres	LOT 548 LP 12328	\$ 32,852.69
1 Sinclair Ave	LOT 1 PS 522358T	\$ 11,177.30
2 Sinclair Ave	LOT 565 LP 12328	\$ 26,740.44
3 Sinclair Ave	LOT 563 LP 12328	\$ 29,363.33
4 Sinclair Ave	LOT 566 LP 12328	\$ 29,363.33

Property Address	Legal Description	Estimated Cost
6 Dunvegan Cres	LOT 283 LP 12328	\$ 27,593.47
8 Dunvegan Cres	Lot 1 838871 SP 0	\$ 29,121.34
9 Dunvegan Cres	LOT 254 LP 12328	\$ 31,574.89
10 Dunvegan Cres	Lot 2 838871 SP 0	\$ 55,821.31
11 Dunvegan Cres	Lot 1 P5606463	\$ 31,574.89
13 Dunvegan Cres	Lot 2 P5606463	\$ 31,574.89
14 Dunvegan Cres	LOT 287 LP 12328	\$ 29,185.39
15 Dunvegan Cres	LOT 251 LP 12328	\$ 31,574.89
16 Dunvegan Cres	LOT 288 LP 12328	\$ 32,371.01
17 Dunvegan Cres	LOT 250 LP 12328	\$ 31,574.89
18 Dunvegan Cres	LOT 1 TP 3055V(FMRLY LOT 289 LP 12328)	\$ 36,057.00
19 Dunvegan Cres	LOT 1 TP 212325B(FMRLY LOT 249 LP 12328)	\$ 33,339.41
20 Dunvegan Cres	LOT 1 TP 3056T(FMRLY LOT 290 LP 12328)	\$ 40,033.59
21 Dunvegan Cres	LOT 248 LP 12328	\$ 33,230.10
22 Dunvegan Cres	Lot 291 12328 SP 0	\$ 26,633.36
23 Dunvegan Cres	LOT 247 LP 12328	\$ 38,527.54
24 Dunvegan Cres	LOT 237 LP 12328	\$ 31,112.46
1 Elane St	LOT 187 LP 54853	\$ 25,249.44
2 Elane St	Lot 2 P5613462	\$ 17,204.87
3 Elane St	LOT 186 LP 54853	\$ 24,294.70
4 Elane St	LOT 189 LP 54853	\$ 23,105.83
5 Elane St	LOT 185 LP 54853	\$ 23,408.30
1/6 Elane St	LOT 1 PS 516342U	\$ 15,662.92
2/6 Elane St	LOT 2 PS 516342U	\$ 15,641.13
7 Elane St	LOT 184 LP 54853	\$ 23,956.01
8 Elane St	LOT 191 LP 54853	\$ 23,105.83
10 Elane St	LOT 192 LP 54853	\$ 23,105.83
12 Elane St	LOT 193 LP 54853	\$ 23,105.83
14 Elane St	LOT 194 LP 54853	\$ 23,105.83
16 Elane St	LOT 195 LP 54853	\$ 26,683.94
1 Elwood Ave	LOT 2 PS 507881N	\$ 25,318.49
2 Elwood Ave	Lot 1 TP 209682 (Fmly LOT 531 LP 12328)	\$ 31,951.01
3 Elwood Ave	LOT 659 LP 12328	\$ 42,570.58
4 Elwood Ave	LOT 530 LP 12328	\$ 26,320.36
5 Elwood Ave	LOT 658 LP 12328	\$ 38,163.89
6 Elwood Ave	LOT 529 LP 12328	\$ 26,264.04
7 Elwood Ave	LOT 657 LP 12328	\$ 35,113.78
8 Elwood Ave	LOT 528 LP 12328	\$ 26,264.04
9 Elwood Ave	LOT 656 LP 12328	\$ 33,032.59
10 Elwood Ave	LOT 527 LP 12328	\$ 26,264.04
11 Elwood Ave	LOT 655 LP 12328	\$ 30,913.91
12 Elwood Ave	LOT 526 LP 12328	\$ 26,264.04
13 Elwood Ave	LOT 654 LP 12328	\$ 29,504.92
14 Elwood Ave	LOT 525 LP 12328	\$ 26,264.04
15 Elwood Ave	LOT 653 LP 12328	\$ 30,355.42
16 Elwood Ave	LOT 524 LP 12328	\$ 26,264.04
18 Elwood Ave	LOT 523 LP 12328	\$ 26,264.04
20 Elwood Ave	LOT 522 LP 12328	\$ 26,264.04
22 Elwood Ave	LOT 521 LP 12328	\$ 26,264.04
24 Elwood Ave	LOT 520 LP 12328	\$ 26,264.04
25-27 Elwood Ave	LOTS 651+652 LP 12328	\$ 51,199.38
26 Elwood Ave	LOT 519 LP 12328	\$ 26,264.04
28 Elwood Ave	LOT 518 LP 12328	\$ 26,264.04
29 Elwood Ave	LOT 650 LP 12328	\$ 30,913.91
30 Elwood Ave	LOT 517 LP 12328	\$ 26,264.04
31 Elwood Ave	LOT 1 TP 442151Y(FMRLY LOT 649 LP 12328)	\$ 33,032.59
32 Elwood Ave	LOT 516 LP 12328	\$ 26,264.04
33 Elwood Ave	LOT 648 LP 12328	\$ 35,113.78
34 Elwood Ave	LOT 29 LP 12328	\$ 26,264.04
35 Elwood Ave	LOT 647 LP 12328	\$ 38,163.89
36 Elwood Ave	Lot 1 TP149890	\$ 26,264.04
1/37 Elwood Ave	Lot 1 PS 538442	\$ 20,914.79
2/37 Elwood Ave	Lot 2 PS 538442	\$ 18,620.30
3/37 Elwood Ave	Lot 3 PS 538442	\$ 19,406.92
38 Elwood Ave	LOT 31 LP 12328	\$ 26,320.36
39 Elwood Ave	LOT 1 PS 533288	\$ 23,758.01
40 Elwood Ave	LOT 32 LP 12328	\$ 32,197.86
1 Fern Ave	LOT 131 LP 12328	\$ 22,565.28
2A Fern Ave	LOT 2 PS 520612S	\$ 20,715.34
2B Fern Ave	Lot 2 PS822167	\$ 23,296.50
2C Fern Ave	Lot 1 PS822167	\$ 22,728.51
3 Fern Ave	LOT 130 LP 12328	\$ 25,378.53
4 Fern Ave	LOT 138 LP 12328	\$ 28,847.09
5 Fern Ave	LOT 129 LP 12328	\$ 25,378.53
6 Fern Ave	LOT 139 LP 12329	\$ 28,847.09
7 Fern Ave	LOT 128 LP 12328	\$ 25,378.53
8 Fern Ave	LOT 140 LP 12328	\$ 28,847.09

Property Address	Legal Description	Estimated Cost
5 Sinclair Ave	LOT 562 LP 12328	\$ 29,363.33
6 Sinclair Ave	LOT 567 LP 12328	\$ 29,363.33
7 Sinclair Ave	LOT 561 LP 12328	\$ 29,363.33
8 Sinclair Ave	LOT 568 LP 12328	\$ 29,363.33
9 Sinclair Ave	LOT 560 LP 12328	\$ 29,282.96
10 Sinclair Ave	LOT 569 LP 12328	\$ 29,313.14
11 Sinclair Ave	LOT 559 LP 12328	\$ 29,296.42
12 Sinclair Ave	LOT 570 LP 12328	\$ 29,296.42
13 Sinclair Ave	LOT 558 LP 12328	\$ 29,296.42
14 Sinclair Ave	LOT 571 LP 12328	\$ 29,296.42
15 Sinclair Ave	Lot 1 PS 602702	\$ 20,904.95
16 Sinclair Ave	LOT 572 LP 12328	\$ 30,633.84
17 Sinclair Ave	LOT 556 LP 12328	\$ 30,664.54
18 Sinclair Ave	LOT 573 LP 12328	\$ 30,633.84
19 Sinclair Ave	LOT 555 LP 12328	\$ 29,296.42
20 Sinclair Ave	LOT 574 LP 12328	\$ 29,296.42
21 Sinclair Ave	LOT 554 LP 12328	\$ 29,296.42
22 Sinclair Ave	LOT 1 TP 194316W(FMRLY LOT 575 LP 12328)	\$ 29,296.42
23 Sinclair Ave	LOT 553 LP 12328	\$ 29,280.20
24 Sinclair Ave	Lot 1 TP 194317U (Frmly LOT 576 LP 12328)	\$ 29,313.14
25 Sinclair Ave	LOT 552 LP 12328	\$ 29,363.33
26 Sinclair Ave	LOT 577 LP 12328	\$ 29,363.33
27 Sinclair Ave	LOT 551 LP 12328	\$ 29,363.33
28 Sinclair Ave	LOT 578 LP 12328	\$ 29,363.33
29 Sinclair Ave	LOT 550 LP 12328	\$ 29,363.33
30 Sinclair Ave	LOT 579 LP 12328	\$ 29,363.33
31 Sinclair Ave	LOT 549 LP 12328	\$ 32,140.34
32 Sinclair Ave	LOT 580 LP 12328	\$ 32,435.18
1 Stradbroke Cres	Lot 326 LP12328	\$ 29,608.15
1/1A Stradbroke Cres	Lot 1 PS636308	\$ 17,037.37
2/1A Stradbroke Cres	Lot 2 PS636308	\$ 16,294.70
3/1A Stradbroke Cres	Lot 3 PS636308	\$ 16,578.70
4/1A Stradbroke Cres	Lot 4 PS636308	\$ 15,682.77
5/1A Stradbroke Cres	Lot 5 PS636308	\$ 15,049.04
6/1A Stradbroke Cres	Lot 6 PS636308	\$ 15,376.61
1/2 Stradbroke Cres	Lot 1 PS610764	\$ 18,520.61
2/2 Stradbroke Cres	Lot 2 PS610764	\$ 21,951.08
3 Stradbroke Cres	LOT 325 LP 12328	\$ 29,608.15
4 Stradbroke Cres	Lot 1 TP 181943 (Fmly Lot 265 LP 12328)	\$ 32,251.68
5 Stradbroke Cres	LOT 324 LP 12328	\$ 29,608.15
6 Stradbroke Cres	LOT 266 LP 12328	\$ 32,251.68
7 Stradbroke Cres	LOT 323 LP 12328	\$ 29,608.15
8 Stradbroke Cres	LOT 267 LP 12328	\$ 32,251.68
9 Stradbroke Cres	LOT 322 LP 12328	\$ 31,334.27
10 Stradbroke Cres	LOT 268 LP 12328	\$ 32,251.68
11 Stradbroke Cres	LOT 321 LP 12328	\$ 26,350.19
12 Stradbroke Cres	LOT 269 LP 12328	\$ 32,251.68
13 Stradbroke Cres	LOT 320 LP 12328	\$ 31,277.28
14 Stradbroke Cres	Lot 2 PS702013	\$ 21,843.51
14A Stradbroke Cres	Lot 1 PS702013	\$ 17,123.43
15 Stradbroke Cres	LOT 319 LP 12328	\$ 36,368.88
16 Stradbroke Cres	LOT 271 LP 12328	\$ 26,350.19
17 Stradbroke Cres	LOT 318 LP 12328	\$ 36,368.88
18 Stradbroke Cres	LOT 272 LP 12328	\$ 26,386.92
19 Stradbroke Cres	LOT 317 LP 12328	\$ 36,368.88
20 Stradbroke Cres	LOT 273 LP 12328	\$ 26,386.92
21 Stradbroke Cres	LOT 316 LP 12328	\$ 30,239.70
22 Stradbroke Cres	LOT 274 LP 12328	\$ 26,386.92
23 Stradbroke Cres	LOT 315 LP 12328	\$ 30,239.70
24 Stradbroke Cres	LOT 275 LP 12328	\$ 30,239.70
26 Stradbroke Cres	LOT 276 LP 12328	\$ 30,239.70
2 Sunderland Bay Rd	LOT 1 PS 522257	\$ 8,820.44
3-5 Sunderland Bay Rd	Lot 2 PS519834	\$ 14,407.10
4 Sunderland Bay Rd	LOT 35 LP 54850	\$ 13,161.43
6 Sunderland Bay Rd	LOT 36 LP 54850	\$ 13,161.43
7 Sunderland Bay Rd	Lot 1 PS519834	\$ 6,343.70
8 Sunderland Bay Rd	LOT 37 LP 54850	\$ 13,161.43
9 Sunderland Bay Rd	Lot 2 PS607003	\$ 5,535.29
10 Sunderland Bay Rd	LOT 38 LP 54850	\$ 14,475.16
12 Sunderland Bay Rd	LOT 44 LP 54850	\$ 13,074.28
14 Sunderland Bay Rd	LOT 45 LP 54850	\$ 13,074.28
16 Sunderland Bay Rd	LOT 46 LP 54850	\$ 13,096.07
17 Sunderland Bay Rd	Lot 2 PS629962	\$ 7,895.15
18 Sunderland Bay Rd	LOT 47 LP 54850	\$ 10,517.58
20 Sunderland Bay Rd	LOT 48 LP 54850	\$ 10,517.58
22 Sunderland Bay Rd	LOT 49 LP 54850	\$ 13,096.07
24 Sunderland Bay Rd	LOT 50 LP 54850	\$ 13,096.07

Property Address	Legal Description	Estimated Cost
9 Fern Ave	LOT 127 LP 12328	\$ 25,378.53
10 Fern Ave	LOT 141 LP 12328	\$ 28,847.09
11 Fern Ave	LOT 126 LP 12328	\$ 25,378.53
12 Fern Ave	LOT 142 LP 12328	\$ 28,847.09
13 Fern Ave	LOT 125 LP 12328	\$ 25,378.53
14 Fern Ave	LOT 143 LP 12328	\$ 28,847.09
15 Fern Ave	LOT 124 LP 12328	\$ 25,378.53
16 Fern Ave	LOT 144 LP 12328	\$ 28,847.09
17 Fern Ave	LOT 123 LP 12328	\$ 25,378.53
18 Fern Ave	LOT 145 LP 12328	\$ 28,847.09
19 Fern Ave	LOT 122 LP 12328	\$ 32,211.31
20 Fern Ave	LOT 146 LP 12328	\$ 28,847.09
22 Fern Ave	LOT 147 LP 12328	\$ 28,847.09
24 Fern Ave	LOT 148 LP 12328	\$ 28,847.09
26 Fern Ave	LOT 149 LP 12328	\$ 29,093.95
28 Fern Ave	LOT 150 LP 12328	\$ 40,963.62
2 Foam St	LOT 244 LP 74208	\$ 25,050.29
4-6 Foam St	CP 358352J	\$ 38,623.23
8 Foam St	LOT 241 LP 74208	\$ 23,105.83
10 Foam St	LOT 240 LP 74208	\$ 23,105.83
12 Foam St	LOT 239 LP 74208	\$ 20,549.13
14 Foam St	LOT 238 LP 74208	\$ 20,549.13
15 Foam St	LOT 220 LP 74208	\$ 21,927.74
16 Foam St	LOT 237 LP 74208	\$ 23,105.83
17 Foam St	LOT 221 LP 74208	\$ 23,105.83
18 Foam St	LOTS 236 LP 74208	\$ 23,105.83
20 Foam St	LOTS 235 LP 74208	\$ 7,317.56
22 Foam St	LOTS 234 LP 74208	\$ 7,426.88
24 Foam St	LOTS 233 LP 74208	\$ 7,426.88
19 Foam St	LOT 222 LP 74208	\$ 23,105.83
21 Foam St	LOT 223 LP 56246	\$ 23,105.83
23 Foam St	LOT 224 LP 56246	\$ 23,105.83
25 Foam St	LOT 225 LP 56246	\$ 23,105.83
26-30 Foam St	CP 170427N(FMRLY LOTS 230-232 LP 56246)	\$ 23,788.88
27 Foam St	LOT 226 LP 56246	\$ 23,105.83
1 Gemma St	LOT 1 LP 54850	\$ 24,563.72
2 Gemma St	Lot 124 54852 SP 0	\$ 24,591.45
3 Gemma St	Lot 1 TP 149703U (Frmly LOT 2 LP 54850)	\$ 23,233.25
4 Gemma St	LOT 125 LP 54852	\$ 23,233.25
5 Gemma St	LOT 3 LP 54850	\$ 23,233.25
6 Gemma St	LOT 126 LP 54852	\$ 23,207.26
7 Gemma St	LOT 4 LP 54850	\$ 23,233.25
8 Gemma St	LOT 127 LP 54852	\$ 23,233.25
9 Gemma St	LOT 5 LP 54850	\$ 24,588.69
10 Gemma St	LOT 128 LP 54852	\$ 24,591.45
11 Gemma St	LOT 93 LP 54850	\$ 25,555.05
12 Gemma St	LOT 130 LP 54852	\$ 25,070.76
13 Gemma St	LOT 123 LP 54850	\$ 24,220.39
14 Gemma St	LOT 131 LP 54852	\$ 23,105.83
15 Gemma St	LOT 122 LP 54850	\$ 24,343.18
16 Gemma St	LOT 132 LP 54852	\$ 23,105.83
17 Gemma St	LOT 121 LP 54850	\$ 23,135.81
18 Gemma St	LOT 133 LP 54852	\$ 23,105.83
19 Gemma St	Lot 2 PS602653	\$ 18,797.86
19A Gemma St	Lot 1 PS602653	\$ 19,162.48
20 Gemma St	LOT 134 LP 54852	\$ 23,105.83
21 Gemma St	LOT 119 LP 54850	\$ 32,095.83
22 Gemma St	LOT 135 LP 54852	\$ 23,105.83
23 Gemma St	LOT 113 LP 54850	\$ 24,816.32
24 Gemma St	LOT 136 LP 54852	\$ 23,105.83
25 Gemma St	LOT 112 LP 54850	\$ 24,519.02
26 Gemma St	LOT 137 LP 54852	\$ 23,105.83
27 Gemma St	LOT 111 LP 54850	\$ 33,089.92
28 Gemma St	LOT 314 LP 74208	\$ 26,215.03
29 Gemma St	LOT 60 LP 54850	\$ 24,588.69
30 Gemma St	LOT 313 LP 74208	\$ 26,215.03
31 Gemma St	LOT 61 LP 54850	\$ 23,233.25
32 Gemma St	LOT 312 LP 74208	\$ 26,215.03
33 Gemma St	LOT 62 LP 54850	\$ 23,233.25
34 Gemma St	LOT 311 LP 74208	\$ 26,215.03
35 Gemma St	LOT 63 LP 54850	\$ 23,233.25
36 Gemma St	LOT 310 LP 74208	\$ 26,189.10
37 Gemma St	LOT 64 LP 54850	\$ 20,628.53
38 Gemma St	LOT 138 LP 54852	\$ 23,105.83
40 Gemma St	LOT 139 LP 54852	\$ 23,105.83
42 Gemma St	LOT 140 LP 54852	\$ 23,105.83
44 Gemma St	LOT 1 TP86673 (FRM LOT 141 LP 54852)	\$ 23,105.83

Property Address	Legal Description	Estimated Cost
26 Sunderland Bay Rd	LOT 51 LP 54850	\$ 13,117.85
28 Sunderland Bay Rd	LOT 70 LP 54851	\$ 13,139.64
30 Sunderland Bay Rd	LOT 71 LP 54851	\$ 13,096.07
32 Sunderland Bay Rd	LOT 72 LP 54851	\$ 13,096.07
34 Sunderland Bay Rd	LOT 73 LP 54851	\$ 13,096.07
36 Sunderland Bay Rd	LOT 74 LP 54851	\$ 13,117.85
37 Sunderland Bay Rd	Lot 2 522358 SP 0	\$ 7,873.36
38 Sunderland Bay Rd	LOT 75 LP 54851	\$ 13,117.85
39 Sunderland Bay Rd	Lot 2 PS544161	\$ 7,436.10
40 Sunderland Bay Rd	LOT 76 LP 54851	\$ 13,117.85
42 Sunderland Bay Rd	LOT 77 LP 54851	\$ 13,117.85
44 Sunderland Bay Rd	LOT 78 LP 54851	\$ 13,117.85
44A Sunderland Bay Rd	Lot 2 PS808080	\$ 6,802.38
45 Sunderland Bay Rd	LOT 39 LP 12328	\$ 11,609.98
46 Sunderland Bay Rd	LOT 156 LP 54853	\$ 13,452.23
47 Sunderland Bay Rd	LOT 40 LP 12328	\$ 11,609.98
48 Sunderland Bay Rd	LOT 157 LP 54853	\$ 13,474.02
49 Sunderland Bay Rd	LOT 41 LP 12328	\$ 11,609.98
50 Sunderland Bay Rd	LOT 158 LP 54853	\$ 13,474.02
51 Sunderland Bay Rd	LOT 42 LP 12328	\$ 11,609.98
52 Sunderland Bay Rd	LOT 159 LP 54853	\$ 13,474.02
53 Sunderland Bay Rd	LOT 3 PS 520024L	\$ 6,321.91
54 Sunderland Bay Rd	LOT 2 PS 504625Y	\$ 5,170.21
55 Sunderland Bay Rd	Lot 1 PS520024	\$ 9,837.81
1 Surf Cres	LOT 406 LP 12329	\$ 39,480.36
2 Surf Cres	Lot 1 839710 SP 0	\$ 22,798.54
3 Surf Cres	LOT 405 LP 12329	\$ 34,191.92
4 Surf Cres	Lot 2 839710 SP 0	\$ 23,031.54
5 Surf Cres	LOT 404 LP 12329	\$ 30,239.70
7 Surf Cres	LOT 403 LP 12329	\$ 28,720.58
9 Surf Cres	LOT 402 LP 12329	\$ 28,720.58
11 Surf Cres	LOT 401 LP 12329	\$ 28,720.58
13 Surf Cres	LOT 400 LP 12329	\$ 28,720.58
15 Surf Cres	LOT 399 LP 12329	\$ 28,720.58
17 Surf Cres	LOT 398 LP 12329	\$ 28,720.58
18 Surf Cres	LOT 357 LP 12329	\$ 32,897.63
19 Surf Cres	LOT 397 LP 12329	\$ 28,720.58
20 Surf Cres	Lot 1 102351 SP 0	\$ 35,086.61
21 Surf Cres	LOT 396 LP 12329	\$ 28,720.58
22 Surf Cres	LOT 359 LP 12329	\$ 34,076.66
1/23 Surf Cres	Lot 1 PS527386	\$ 18,236.41
2/23 Surf Cres	Lot 2 PS527386	\$ 20,224.74
24 Surf Cres	LOT 360 LP 12329	\$ 30,239.70
25 Surf Cres	LOT 394 LP 12329	\$ 30,239.70
26 Surf Cres	LOT 361 LP 12329	\$ 30,239.70
28 Surf Cres	Lot 2 PS613703	\$ 20,348.24
2 The Esplanade	LOT 309 LP 67812	\$ 25,208.82
4 The Esplanade	LOT 308 LP 67812	\$ 26,340.00
6 The Esplanade	LOT 307 LP 67812	\$ 26,350.80
8 The Esplanade	LOT 306 LP 67812	\$ 25,205.45
10 The Esplanade	LOT 305 LP 67812	\$ 25,205.45
12 The Esplanade	LOT 304 LP 67812	\$ 26,272.84
14 The Esplanade	LOT 297 LP 67812	\$ 26,770.62
16 The Esplanade	LOT 296 LP 67812	\$ 27,600.90
18 The Esplanade	Lot 1 PS623881	\$ 18,937.49
18A The Esplanade	Lot 2 PS623881	\$ 18,434.87
20 The Esplanade	LOT 294 LP 67812	\$ 27,076.49
22 The Esplanade	LOT 293 LP 67812	\$ 25,568.62
24 The Esplanade	LOT 292 LP 67812	\$ 24,670.18
26 The Esplanade	LOT 291 LP 67812	\$ 24,709.11
28 The Esplanade	LOT 290 LP 67812	\$ 25,834.40
30 The Esplanade	LOT 289 LP 67812	\$ 29,380.16
32 The Esplanade	LOT 229 LP 56246	\$ 24,404.93
34 The Esplanade	LOT 228 LP 56246	\$ 24,128.76
36 The Esplanade	LOT 227 LP 56246	\$ 24,242.25
38 The Esplanade	LOT 211 LP 56246	\$ 24,067.49
40 The Esplanade	LOT 210 LP 56246	\$ 23,363.74
42 The Esplanade	LOT 209 LP 56246	\$ 23,363.74
44 The Esplanade	LOT 208 LP 56246	\$ 26,638.66
46 The Esplanade	Lot 199 54853 SP 0	\$ 28,965.17
48 The Esplanade	LOT 198 LP 54853	\$ 26,890.66
50 The Esplanade	LOT 197 LP 54853	\$ 23,768.14
52 The Esplanade	LOT 196 LP 54853	\$ 25,794.75
54 The Esplanade	LOT 183 LP 54853	\$ 25,154.50
56 The Esplanade	LOT 182 LP 54853	\$ 24,202.86
58 The Esplanade	LOT 181 LP 54853	\$ 23,777.77
60 The Esplanade	LOT 180 LP 54853	\$ 24,616.85

Property Address	Legal Description	Estimated Cost
46 Gemma St	LOT 142 LP 54852	\$ 25,267.00
48 Gemma St	LOT 65 LP 54851	\$ 24,588.69
50 Gemma St	LOT 66 LP 54851	\$ 23,233.25
52 Gemma St	LOT 67 LP 54851	\$ 23,233.25
54 Gemma St	LOT 68 LP 54851	\$ 23,233.25
56 Gemma St	LOT 69 LP 54851	\$ 20,674.86
2 George St	LOT 246 LP 74208	\$ 21,927.74
4 George St	LOT 247 LP 74208	\$ 23,105.83
6 George St	LOT 248 LP 74208	\$ 23,105.83
8 George St	LOT 249 LP 74208	\$ 23,105.83
10 George St	LOT 250 LP 74208	\$ 23,105.83
12 George St	LOT 251 LP 74208	\$ 23,105.83
14 George St	LOT 252 LP 74208	\$ 20,549.13
16 George St	LOT 253 LP 74208	\$ 23,105.83
18 George St	LOT 254 LP 74208	\$ 23,105.83
20 George St	LOT 255 LP 74208	\$ 23,105.83
21 George St	Lot 1 PS613462	\$ 17,351.52
22 George St	LOT 173 LP 54853	\$ 25,987.25
24 George St	LOT 172 LP 54853	\$ 25,315.63
25 George St	LOT 174 LP 54853	\$ 24,017.34
26 George St	Lot 2 PS616730	\$ 19,494.41
27 George St	LOT 175 LP 54853	\$ 24,629.25
1 Glen St	LOT 1 LP 219252S	\$ 34,353.15
2 Glen St	LOT 198 LP 12328	\$ 30,648.03
3 Glen St	Lot 1 TP137643	\$ 26,405.62
4 Glen St	LOT 199 LP 12328	\$ 30,940.96
5 Glen St	LOT 208 LP 12328	\$ 26,405.62
6 Glen St	LOT 200 LP 12328	\$ 24,773.39
7 Glen St	LOT 209 LP 12328	\$ 26,405.62
8 Glen St	LOT 201 LP 12328	\$ 24,773.39
9 Glen St	LOT 210 LP 12328	\$ 26,405.62
10 Glen St	LOT 202 LP 12328	\$ 24,773.39
11 Glen St	Lot 1 PS600567	\$ 19,301.96
12 Glen St	LOT 203 LP 12328	\$ 24,773.39
14 Glen St	LOT 204 LP 12328	\$ 24,773.39
16 Glen St	LOT 205 LP 12328	\$ 35,719.05
2 Highview Cres	LOT 297 LP 12328	\$ 39,043.10
4 Highview Cres	LOT 298 LP 12328	\$ 34,191.92
6 Highview Cres	LOT 299 LP 12328	\$ 30,239.70
8 Highview Cres	LOT 2 PS 506941C	\$ 31,059.02
8A Highview Cres	LOT 1 PS 506941C	\$ 26,404.30
10 Highview Cres	Lot 1 PS547993	\$ 33,145.02
10A Highview Cres	Lot 2 PS547993	\$ 24,165.46
12 Highview Cres	LOT 304 LP 12328	\$ 28,720.58
14 Highview Cres	LOT 305 LP 12328	\$ 28,720.58
15 Highview Cres	LOT 371 LP 12329	\$ 32,897.63
16 Highview Cres	LOT 306 LP 12328	\$ 28,720.58
17 Highview Cres	LOT 370 LP 12329	\$ 35,086.61
18 Highview Cres	LOT 1 TP141287 (FMR L 307 LP 12328)	\$ 28,720.58
19 Highview Cres	LOT 369 LP 12329	\$ 34,076.66
20 Highview Cres	LOT 308 LP 12328	\$ 30,239.70
21 Highview Cres	LOT 368 LP 12329	\$ 30,239.70
22 Highview Cres	LOT 309 LP 12328	\$ 30,239.70
23 Highview Cres	LOT 367 LP 12329	\$ 30,239.70
1 Hill St	LOT 129 LP 54852	\$ 24,581.57
1A Hill St	LOT 2 LP 437036R	\$ 41,644.26
2 Hill St	LOT 20 LP 54850	\$ 23,105.83
2A Hill St	LOT 1 LP 437036R	\$ 40,569.67
3 Hill St	LOT 94 LP 54850	\$ 26,716.69
4 Hill St	LOT 21 LP 54850	\$ 23,105.83
5 Hill St	LOT 95 LP 54850	\$ 26,087.61
6 Hill St	LOT 22 LP 54850	\$ 23,105.83
7 Hill St	LOT 96 LP 54850	\$ 23,105.83
8 Hill St	LOT 23 LP 54850	\$ 23,105.83
9 Hill St	LOT 97 LP 54850	\$ 23,105.83
10 Hill St	LOT 24 LP 54850	\$ 23,105.83
11 Hill St	CP 361278A	\$ 60,323.74
12 Hill St	LOT 25 LP 54850	\$ 23,105.83
13 Hill St	LOT 100 LP 54850	\$ 23,105.83
14 Hill St	LOT 26 LP 54850	\$ 23,105.83
15 Hill St	LOT 101 LP 54850	\$ 23,105.83
16 Hill St	LOT 27 LP 54850	\$ 23,105.83
17 Hill St	LOT 102 LP 54850	\$ 23,105.83
18 Hill St	LOT 28 LP 54850	\$ 23,105.83
19 Hill St	LOT 103 LP 54850	\$ 24,462.65
20 Hill St	LOT 29 LP 54850	\$ 23,105.83
22 Hill St	LOT 30 LP 54850	\$ 23,105.83

Property Address	Legal Description	Estimated Cost
62 The Esplanade	LOT 179 LP 54853	\$ 23,768.14
64 The Esplanade	LOT 178 LP 54853	\$ 24,463.75
66 The Esplanade	LOT 164 LP 54853	\$ 29,000.43
68 The Esplanade	LOT 163 LP 54853	\$ 25,288.60
70 The Esplanade	LOT 162 LP 54853	\$ 23,788.36
1/72 The Esplanade	Lot 1 PS635143	\$ 17,370.18
2/72 The Esplanade	Lot 2 PS635143	\$ 17,282.65
74 The Esplanade	LOT 1 PS 504625Y	\$ 18,845.45
76 The Esplanade	LOT 65 LP 12328	\$ 26,839.90
76A The Esplanade	LOT 2 LP 425618K	\$ 18,407.86
76C The Esplanade	Lot 2 PS520024	\$ 24,453.66
78 The Esplanade	Lot 1 PS542743	\$ 17,633.66
78A The Esplanade	Lot 2 PS542743	\$ 17,629.52
80 The Esplanade	Lot 2 PS613686	\$ 17,609.11
80A The Esplanade	Lot 1 PS613686	\$ 17,654.07
82 The Esplanade	LOT 68 LP 12328	\$ 29,887.42
84 The Esplanade	LOT 69 LP 12328	\$ 29,887.42
86 The Esplanade	LOT 70 LP 12328	\$ 29,277.99
88 The Esplanade	LOT 71 LP 12328	\$ 26,839.90
90 The Esplanade	LOT 72 LP 12328	\$ 26,839.90
92 The Esplanade	LOT 73 LP 12328	\$ 26,839.90
94 The Esplanade	LOT 79 LP 12328	\$ 28,828.01
94A The Esplanade	Lot 2 PS547995	\$ 22,913.97
96 The Esplanade	LOT 80 LP 12328	\$ 36,307.68
98 The Esplanade	LOT 95 LP 12328	\$ 30,416.34
100 The Esplanade	LOT 96 LP 12328	\$ 28,039.17
102 The Esplanade	LOT 97 LP 12328	\$ 28,039.17
1/104 The Esplanade	LOT 1 PS 501118	\$ 18,002.42
2/104 The Esplanade	LOT 2 PS 501118	\$ 18,505.05
106 The Esplanade	Lot 1 PS549175	\$ 24,896.39
108 The Esplanade	LOT 117 LP 12328	\$ 34,056.88
1/110 The Esplanade	Lot 1 PS649346	\$ 19,612.81
2/110 The Esplanade	Lot 2 PS649346	\$ 20,180.80
112 The Esplanade	LOT 119 LP 12328	\$ 31,326.74
114 The Esplanade	LOT 120 LP 12328	\$ 31,326.74
116 The Esplanade	LOT 121 LP 12328	\$ 36,471.09
118 The Esplanade	LOT 212 LP 12328	\$ 23,265.52
118A The Esplanade	Lot 2 PS600567	\$ 19,125.94
126 The Esplanade	LOT 221 LP 12328	\$ 23,265.52
128 The Esplanade	Lot 1 TP176842 (formerly Lot 222 LP12328)	\$ 23,265.52
130 The Esplanade	LOT 225 LP 12328	\$ 23,265.52
132 The Esplanade	LOT 226 LP 12328	\$ 23,265.52
134 The Esplanade	LOT 229 LP 12328	\$ 23,454.12
136 The Esplanade	Lot 2 PS600561	\$ 24,623.71
138 The Esplanade	LOT 233 LP 12328	\$ 29,224.74
140 The Esplanade	Lot 2 PS621268	\$ 18,331.97
140A The Esplanade	Lot 1 PS621268	\$ 21,880.03
142 The Esplanade	LOT 235 LP 12328	\$ 28,322.40
144 The Esplanade	LOT 236 LP 12328	\$ 28,223.43
146 The Esplanade	LOT 1 PS 510340G	\$ 29,615.75
148 The Esplanade	LOT 2 PS 510340G	\$ 29,003.81
150 The Esplanade	LOT 240 LP 417787F	\$ 31,606.39
152 The Esplanade	LOT 241 LP 417787F	\$ 33,736.14
154 The Esplanade	LOT 242 LP 12328	\$ 33,736.14
156 The Esplanade	Lot 1 TP 582413 (Fmrlly LOT 243 LP 12328)	\$ 31,945.83
158 The Esplanade	LOT 1 LP 137311	\$ 31,944.45
160 The Esplanade	LOT 2 LP 137311	\$ 31,967.62
162 The Esplanade	LOT 246 LP 12328	\$ 33,736.14
164 The Esplanade	LOT 314 LP 12328	\$ 29,605.84
166 The Esplanade	LOT 313 LP 12328	\$ 31,967.62
168 The Esplanade	Lot 1 TP148929 (Fmly LOT 312 LP 12328)	\$ 31,945.83
170 The Esplanade	LOT 311 LP 12328	\$ 31,945.83
172 The Esplanade	LOT 1 TP 10233H	\$ 33,736.14
174 The Esplanade	LOT 366 LP 12329	\$ 33,736.14
176 The Esplanade	LOT 365 LP 12329	\$ 31,945.83
178 The Esplanade	LOT 364 LP 12329	\$ 31,945.83
180 The Esplanade	LOT 363 LP 12329	\$ 31,945.83
182 The Esplanade	Lot 1 PS613703	\$ 23,682.37
184 The Esplanade	LOT 393 LP 12329	\$ 33,736.14
186 The Esplanade	Lot 1 TP578010 (Fmly LOT 392 LP 12329)	\$ 31,967.62
188 The Esplanade	LOT 391 LP 12329	\$ 31,945.83
190 The Esplanade	LOT 4 TP 6522Y(FMRLY LOT 390 LP 12329)	\$ 31,967.62
192 The Esplanade	Lot 3 TP6522	\$ 33,736.14
194 The Esplanade	LOT 422 LP 12329	\$ 31,114.97
196 The Esplanade	LOT 421 LP 12329	\$ 25,468.93
198 The Esplanade	LOT 420 LP 12329	\$ 30,061.05
200 The Esplanade	LOT 465 LP 12329	\$ 25,993.59

Property Address	Legal Description	Estimated Cost
23 Hill St	LOT 39 LP 54850	\$ 24,588.69
24 Hill St	LOT 31 LP 54850	\$ 23,105.83
25 Hill St	LOT 40 LP 54850	\$ 23,233.25
26 Hill St	LOT 32 LP 54850	\$ 23,105.83
27 Hill St	LOT 41 LP 54850	\$ 23,233.25
28 Hill St	LOT 33 LP 54850	\$ 23,105.83
29 Hill St	LOT 42 LP 54850	\$ 23,233.25
31 Hill St	Lot 43 LP54850	\$ 20,517.32
1 Hopetoun Cres	LOT 435 LP 12329	\$ 32,251.68
2 Hopetoun Cres	LOT 377 LP 12329	\$ 29,608.15
3 Hopetoun Cres	LOT 434 LP 12329	\$ 32,251.68
4 Hopetoun Cres	LOT 378 LP 12329	\$ 29,608.15
5 Hopetoun Cres	LOT 433 LP 12329	\$ 32,251.68
6 Hopetoun Cres	LOT 379 LP 12329	\$ 29,608.15
7 Hopetoun Cres	LOT 432 LP 12329	\$ 32,251.68
8 Hopetoun Cres	LOT 380 LP 12329	\$ 29,608.15
9 Hopetoun Cres	LOT 431 LP 12329	\$ 32,251.68
10 Hopetoun Cres	LOT 381 LP 12329	\$ 31,332.89
11 Hopetoun Cres	LOT 430 LP 12329	\$ 32,251.68
12 Hopetoun Cres	Lot 1 182434 SP 0	\$ 30,239.70
13 Hopetoun Cres	LOT 429 LP 12329	\$ 30,767.03
14 Hopetoun Cres	LOT 383 LP 12329	\$ 36,368.88
15 Hopetoun Cres	LOT 428 LP 12329	\$ 30,239.70
16 Hopetoun Cres	Lot 1 TP185774	\$ 36,368.88
17 Hopetoun Cres	LOT 427 LP 12329	\$ 26,386.92
18 Hopetoun Cres	LOT 385 LP 12329	\$ 36,368.88
19 Hopetoun Cres	LOT 426 LP 12329	\$ 26,408.71
20 Hopetoun Cres	LOT 386 LP 12329	\$ 36,368.88
21 Hopetoun Cres	LOT 425 LP 12329	\$ 26,408.71
22 Hopetoun Cres	LOT 1 TP 6522Y(FMRLY LOT 387 LP 12329)	\$ 30,036.28
23 Hopetoun Cres	LOT 424 LP 12329	\$ 29,594.37
24 Hopetoun Cres	LOT 2 TP 6522Y(FMRLY LOT 388 LP 12329)	\$ 30,239.70
25 Hopetoun Cres	LOT 423 LP 12329	\$ 35,933.96
Lot 2 Jill St	LOT 2 LP 300472K	\$ 35,365.26
1 Jill St	LOT 275 LP 74208	\$ 23,105.83
2 Jill St	LOT 288 LP 74208	\$ 23,105.83
3 Jill St	LOT 276 LP 74208	\$ 23,105.83
4 Jill St	LOT 287 LP 74208	\$ 23,105.83
5 Jill St	LOT 277 LP 74208	\$ 23,105.83
6 Jill St	LOT 286 LP 74208	\$ 23,105.83
7 Jill St	LOT 278 LP 74208	\$ 23,105.83
8 Jill St	LOT 285 LP 74208	\$ 23,105.83
9 Jill St	LOT 279 LP 74208	\$ 23,105.83
10 Jill St	LOT 284 LP 74208	\$ 25,267.00
11 Jill St	LOT 280 LP 74208	\$ 23,105.83
13 Jill St	LOT 281 LP 74208	\$ 23,105.83
15 Jill St	LOT 282 LP 74208	\$ 23,105.83
17 Jill St	LOT 283 LP 74208	\$ 23,105.83
11 Lawson St	LOT 2 PS 446934F	\$ 20,118.04
12 Lawson St	Lot 2 PS 825154W	\$ 19,008.19
13 Lawson St	Lot 2 PS734232	\$ 18,929.36
14 Lawson St	LOT 2 PS 517241V	\$ 19,784.17
19 Lawson St	LOT 2 PS 510345V	\$ 19,179.70
20 Lawson St	Lot 2 PS719560	\$ 19,067.11
28 Lawson St	Lot 2 PS602702	\$ 19,659.98
1 Links St	LOT 60 LP 12328	\$ 32,344.66
2 Links St	LOT 50 LP 12328	\$ 27,213.31
3 Links St	Lot 1 TP 211477G	\$ 24,526.54
4 Links St	Lot 1 TP 167846T (Frmly LOT 49 LP 12328)	\$ 24,526.54
5 Links St	LOT 62 LP 12328	\$ 24,526.54

Property Address	Legal Description	Estimated Cost
200A The Esplanade	Lot 3 PS525240	\$ 18,454.84
200B The Esplanade	Lot 2 PS525240	\$ 16,411.22
202 The Esplanade	LOT 466 LP 12329	\$ 24,267.09
202A The Esplanade	LOT 1 PS 519150N	\$ 18,052.20
202B The Esplanade	LOT 2 PS 519150N	\$ 16,711.17
204 The Esplanade	LOT 1 TP 139203X(FMRLY LOT 490 PS 12329)	\$ 32,790.37
204A The Esplanade	LOT 2 LP 441962C	\$ 20,228.08
206 The Esplanade	Lot 1 PS 524558Y	\$ 15,882.72
206A The Esplanade	Lot 2 PS 524558Y	\$ 20,253.07
208 The Esplanade	Lot 1 825196 SP 0	\$ 19,710.91
208A The Esplanade	Lot 2 825196 SP 0	\$ 18,465.61
210A The Esplanade	Lot 2 PS810110	\$ 19,358.78
210B The Esplanade	Lot 1 PS810110	\$ 19,364.36
212 The Esplanade	Lot 1 TP199348	\$ 29,897.95
214 The Esplanade	LOT 502 LP 12329	\$ 30,346.26
216 The Esplanade	LOT 501 LP 12329	\$ 28,064.29
218 The Esplanade	LOT 500 LP 12329	\$ 28,064.29
220 The Esplanade	LOT 499 LP 12329	\$ 28,064.29
222 The Esplanade	Lot 1 TP 190897 (Fmly LOT 498 LP 12329)	\$ 29,794.22
224 The Esplanade	LOT 515 LP 12329	\$ 33,188.13
226 The Esplanade	LOT 514 LP 12329	\$ 30,424.15
228 The Esplanade	LOT 513 LP 12329	\$ 29,113.12
230 The Esplanade	LOT 512 LP 12329	\$ 27,780.30
232 The Esplanade	CP 359995	\$ 40,834.72
1 Tolley Ave	LOT 628 LP 12328	\$ 26,514.76
2 Tolley Ave	Lot 1 PS607003	\$ 13,608.06
3 Tolley Ave	LOT 627 LP 12328	\$ 29,363.33
4 Tolley Ave	LOT 1 TP 209681V(FMRLY LOT 630 LP 12328)	\$ 29,363.33
5 Tolley Ave	LOT 626 LP 12328	\$ 29,363.33
6 Tolley Ave	LOT 631 LP 12328	\$ 29,363.33
7 Tolley Ave	LOT 625 LP 12328	\$ 29,363.33
8 Tolley Ave	Lot 1 TP 139416E (Lot 632 LP 12328)	\$ 29,363.33
9 Tolley Ave	Lot 1 138419 SP 0	\$ 29,322.91
10 Tolley Ave	LOT 633 LP 12328	\$ 29,306.70
11 Tolley Ave	LOT 623 LP 12328	\$ 29,296.42
12A Tolley Ave	Lot 1 PS821566	\$ 18,774.33
12B Tolley Ave	Lot 2 PS821566	\$ 18,971.17
13 Tolley Ave	LOT 1 TP 187852(FMRLY LOT 622 LP 12328)	\$ 29,296.42
14 Tolley Ave	LOT 635 LP 12328	\$ 29,296.42
15 Tolley Ave	Lot 1 PS 825154W	\$ 21,556.74
16 Tolley Ave	LOT 636 LP 12328	\$ 30,633.84
17 Tolley Ave	LOT 1 PS 446934F	\$ 19,868.11
18 Tolley Ave	LOT 637 LP 12328	\$ 30,633.84
19 Tolley Ave	LOT 619 LP 12328	\$ 29,296.42
20 Tolley Ave	LOT 638 LP 12328	\$ 29,296.42
21 Tolley Ave	LOT 618 LP 12328	\$ 29,296.42
22 Tolley Ave	LOT 639 LP 12328	\$ 29,296.42
23 Tolley Ave	Lot 1 TP158156 (Fmly LOT 617 LP 12328)	\$ 29,321.48
24 Tolley Ave	LOT 640 LP 12328	\$ 29,306.70
25 Tolley Ave	LOT 616 LP 12328	\$ 29,363.33
26 Tolley Ave	LOT 641 LP 12328	\$ 29,363.33
27 Tolley Ave	LOT 615 LP 12328	\$ 29,363.33
28 Tolley Ave	LOT 642 LP 12328	\$ 29,363.33
29 Tolley Ave	LOT 614 LP 12328	\$ 29,363.33
30 Tolley Ave	LOT 643 LP 12328	\$ 29,363.33
31 Tolley Ave	Lot 1 PS527922	\$ 21,639.38
32 Tolley Ave	Lot 1 PS 531505G	\$ 21,759.03
1 Zephyr Ct	Lot 2 PS536177	\$ 40,391.24
2 Zephyr Ct	Lot 2 PS524350	\$ 41,316.72
3 Zephyr Ct	Lot 1 PS536177	\$ 40,714.64
4 Zephyr Ct	Lot 1 PS524350	\$ 45,203.98

AT-5 Governing Documents

The Local Government Act 1989 and the Local Government Act 2020 (as amended) (Act)

These documents set out the statutory requirements that Council has in respect of local roads within the municipality.

The Act sets out the objectives of Councils. Section 3C(1) of this Act states that:

“the primary objective of a Council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of its decisions”.

Furthermore in Section 3C(2) the Act states:

“In seeking in to achieve its primary objective, a Council must have regards to the following facilitating objectives –

- a. To promote the social, economical and environmental viability and sustainability of the municipal district;
- b. To ensure that resources are used efficiently and effectively and services are provided in accordance with Best Value Principles to best meet the needs of the local community;
- c. To improve the overall quality of life of people in the local community.”

Section 163 of the Local Government Act enables Council to make a declaration to defray the costs incurred or to be incurred by Council from persons considered to receive a special benefit from the works through a special charge scheme. Council has successfully implemented these types of schemes in the past.

The statutory procedures under Section 163 of the Act for declaring and levying a special charge are summarised as follows:

Procedural Step	Status	Proposed Date
Community Engagement undertaken to identify problems and prepare a concept plan to resolve the issues.	Completed	October 2021 – March 2023
Council resolve its intention to declare a Special Charge Scheme at its 16 August 2023 Council meeting, giving at least 28 days prior notice to declaring a scheme.	Purpose of this report	16 August 2023
Advertise and place a copy of the proposed declaration on display for at least 28 days after the publication of the notice.	Next step	30 August 2023

Committee of Council to consider all submissions in relation to Council's intention to declare the Special Charge Scheme.	Future step	October to November 2023
Council to consider the Committee's recommendations and decide to proceed with, vary or abandon the levying of the Special Charge Scheme at the December Council Meeting.	Future step	The Council Meeting in December 2023
Owners will be advised of Council's decision and of their rights of review if Council decides to proceed.	Future step	December 2023
Appeals can then be made within 30 days to the Victorian Civil Administrative Tribunal (VCAT) for review of Council's decision to proceed with the scheme.	Future step	January 2024
If an appeal is made to VCAT Council will need to await a hearing date. Subject to review and approval by VCAT, Council can then proceed with construction works included in the Special Charge Scheme.	Future step	2025, or earlier if no VCAT appeals are made

Section 163A of the Act outlines the formal statutory submissions process. This section of the Act states:

A person may make a submission under section 223 in relation to a Council's proposal to make a declaration under section 163.

Under Section 223 of the Act any person is eligible to make a submission regarding the proposed special charge. Those landowners included within the scheme will be advised

that they can make a written submission and they can request to speak to their submission and have it heard by a Committee of Council, should they wish to do so.

A submission made under Section 163A of the Act can also be an objection to the proposed declaration. Section 163B of the Act outlines the separate objection process. This process requires Council to consider the level of written objections that are received in relation to the proposed special charge.

Council must consider the number of objections if the Maximum Total Levy (being the total amount to be recovered from landowners) exceeds two thirds of the total costs of the scheme (which in this case it will). Section 163B(6) of the Act states:

A Council cannot make a declaration if the Council receives objections from persons who will be required to pay the special rate or special charge in respect of a majority of the rateable properties in respect of which the special rate or special charge would be imposed.

This means that, in accordance with Section 163B of the Act, if a majority of property owners (ie more than 50% of property owners) who are included within the proposed scheme and are required to pay a special charge, provide a written objection as part of the submission process, Council must abandon the scheme as per the proposed declaration.

A Committee of Council is required to be nominated and a date is required to be set to hear submissions. Should Council resolve to issue notice of its intention to declare the special charge scheme (in accordance with the recommendation in this report) the hearings will be October to November 2023 (depending on the number of submissions received and availability of nominated Councillors). It is suggested that the Committee to be appointed should consist of the Mayor and the three Western Port Ward Councillors.

The Act was amended in 2003 and ministerial guidelines in relation to Special Charge Schemes were introduced in 2004. The Act and the prescribed ministerial guidelines set out the basis for administering the scheme and determining the total scheme cost and then the distribution of that cost amongst contributors.

Council is required to determine the maximum amount that landowners included within the scheme must contribute, known as the 'Maximum Total Levy'. The legislation and guidelines require Council to:

- identify any properties within the scheme boundary that will not be included in the scheme (as financial contributors) but which will nonetheless receive a special benefit. This requirement primarily relates to non-rateable properties, such as Crown or Council-owned land. The guidelines indicate that Council should contribute financially for these properties; and
- determine the level of community benefit that Council is required to contribute to the scheme based on the level of benefit to the broader community (the community benefits must be clear, direct and tangible).

Council must determine the 'Maximum Total Amount' that may be levied on landowners in accordance with the Act. The following formula is used to determine the maximum amount:

$$R \times C = S$$

Where

R is the benefit ratio determined by Council in accordance with the Act and prescribed ministerial guidelines

C is the total scheme cost

S is the maximum amount that may be levied on landowners

The benefit ratio (R) is the estimated proportion of the total scheme cost that the owners involved in the scheme can contribute. The balance is to be paid by Council on behalf of the whole community.

To determine the benefit ratio (R) for the proposed scheme in the Surf Beach and Sunderland Bay areas, an assessment of the properties included within the scheme has been undertaken.

The 'Benefit Ratio Statement' attached to the report (AT-2) provides a full description about how the benefit ratio (R) has been calculated and is being recommended to Council.

The Council Plan 2021-25

The Council Plan includes strategic objectives regarding making Bass Coast the place our community wants to be. The Plan describes what these strategic objectives are, why they are important and the actions we will take to ensure we address the key challenges and opportunities we will face, which include:

- Building resilience and protecting and enhancing our natural assets
- An inclusive community that embraces its lifestyle and supports health and wellbeing
- Strengthening the connection between people and the public places they share
- Progressing opportunities for visitation economy and business growth in harmony with our natural environment and sustainable values
- Prepare for growth while ensuring the intrinsic values and character of Bass Coast are retained
- Demonstrating leadership through good governance, transparency and accountability

In order to achieve these objectives, Council has a number of existing strategies, plans and policies to manage our resources effectively, whilst providing and improving

infrastructure within the Shire. This includes the Urban Roads and Drainage Improvement Policy.

Bass Coast Planning Scheme

The majority of the land included within the proposed road and drainage upgrade project is zoned 'General Residential Zone – Schedule 1 (GRZ1)'. There are also some properties included on the west side of the Sunderland Bay which are zoned Low Density Residential Zone (LDRZ). In determining the 'Maximum Levy Amount Payable' across the applicable properties included in the special charge scheme (and when considering the related Planning Scheme zone and overlays) there were a number of properties within the GRZ1 identified as having sub-division potential, primarily due to their area and size. The overlays related to properties within the proposed road and drainage upgrade project are the Design Development Overlay (DDO) and Vegetation Protection Overlay (VPO)

The purpose of the DDO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

The purpose of the VPO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

In addition to this, there are small Council owned recreation and drainage reserves throughout the estates. There is a small reserve in the middle south side of Surf Beach and another at eastern end of Surf Beach which are zoned Public Park and Recreation Zone (PPRZ). The eastern end reserve also has a Significant Landscape Overlay (SLO)

The purpose of the SLO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify significant landscapes.*
- *To conserve and enhance the character of significant landscapes.*

Notwithstanding its zoning and overlays, the reserve lands are (conservatively) considered to have subdivision potential.

Under the current Bass Coast Council's Planning Scheme, there are a number of key objectives that each new development needs to achieve prior to it being approved.

These objectives are around landscape character, settlement, and neighbourhood character.

In Clause 11.01-1L-15 of the Bass Coast Planning Scheme there is an action which this project specifically addresses. With regards to settlement in the Surf Beach and Sunderland Bay local area, the following is stated:

“Increase the level of infrastructure provided in each estate “

In Clause 2.0 of the Bass Coast Planning Scheme there is an action which this project specifically needs to address. With regards to landscape character in the Surf Beach local area, the following is stated:

“To improve the clarity of edges to settlements and ensure the retention of the undeveloped, rugged coastal landscape between them, particularly west of Smiths Beach, and between Smiths Beach and Surf Beach.”

In Clause 15.01-5L of the Bass Coast Planning Scheme there is an action which this project specifically needs to address. With regards to neighbourhood character in the Surf Beach and Sunderland Bay local area, the following is stated:

“Protect the scale and character of Sunderland Bay and Surf Beach.”

Asset Management Policy 2022-2026

The intended outcomes of the policy and the processes that support it will facilitate:

- *Achievement of the management objectives for community, infrastructure, and operational assets to meet the present and future needs of the community;*
- *Custodianship of nature and heritage assets in perpetuity;*
- *The rationalisation of existing assets and the development of appropriate new assets to meet the needs of the Bass Coast community for services at an appropriate level now and in the future;*
- *The development or enhancement of the community capital of the Council;*
- *Delivery of assets at the right cost, at the right time with the right standard;*
- *A service planning approach becoming a way of life at BCSC; and*
- *Development of appropriate system, procedures, and controls to enable the above.*

Urban Roads and Drainage Improvement Policy 2019

The main policy which guides the implementation of projects such as this is the Urban Roads and Drainage Improvement Policy. The objectives of this policy are;

Establish Council’s commitment to:

- *Improve the liveability of the built and natural environment by endeavouring to provide effective upgrades in urban infrastructure that meet the needs of an increasing population;*
- *Enhance economic, social, environmental, and cultural wellbeing of the community and ensure increasing community expectations are considered in decision making;*
- *Ensure that infrastructure upgrades aid the achievement of the Council Plan, Planning Scheme, and related Asset Management Plan objectives;*

- *Enable and ensure the effective planning and implementation of urban road and drainage infrastructure upgrade projects by defining the principles to be applied.*

The intended outcomes of the policy are:

- *Enable a robust and impartial priority-based system for allocating finite Council resources for investment in urban road and drainage improvement projects;*
- *Ensure that investment is undertaken in a financially sustainable manner and with the wellbeing of the Bass Coast community in mind; and*
- *Enhance transparency and public confidence in Council's decision-making process surrounding urban road and drainage improvement projects.*

This policy is underpinned by the following principles:

- *The upgrade of road, pathway and stormwater drainage infrastructure within urban residential, commercial or industrial areas across the municipality shall be funded in a fair and equitable manner for all current and future ratepayers.*
- *Council may pursue the implementation of a special rate or charge, where it can be demonstrated that properties will receive special benefit from a potential road and drainage improvement.*
- *Delivery of any identified infrastructure requirement will be consistent with the objectives of the Council Plan and Planning Scheme.*

The existing policy highlights Council's commitment to improving infrastructure for residents and ratepayers within urban areas.