

CULBURRA 600 - 20 YEAR ECONOMIC IMPACT SPREADSHEET																								
	Rate	Unit	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10	Year11	Year12	Year13	Year14	Year15	Year16	Year17	Year18	Year19	Year20	TOTAL	
EXPENDITURE																								
Land release																								
residential	40	year	0	60	40	40	40	40	40	40	40	40	40	40	40	40	40	20	0	0	0	0	600	
Development Cost	\$100,000	Lot	\$6,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$60,000,000	
Stock		Lots	0	60	100	140	180	220	260	300	340	380	420	460	500	540	580	600	600	600	600	600	600	
Sale Cost	\$2,000	lot	\$0	\$120,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$40,000	\$0	\$0	\$0	\$0	\$1,200,000	
Housing																								
Residences	40	year	0	0	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	0	0	0	600
Building costs	\$250,000	Dwelling	\$-	\$-	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$-	\$-	\$-	\$150,000,000	
Furnishing costs	\$50,000	Dwelling	\$-	\$-	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$-	\$-	\$30,000,000	
Development costs			\$6,000,000	\$4,120,000	\$14,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$16,080,000	\$14,080,000	\$12,040,000	\$12,000,000	\$2,000,000	\$0	\$0	\$241,200,000	
TOTAL Output	\$m		13.28	9.066	31.175	34.837	34.837	34.837	34.837	34.837	34.837	34.837	34.837	34.837	34.837	34.837	34.837	31.175	25.913	25.842	3.663	0	0	\$523,321,000
Employment	#		28	19	73	95	95	95	95	95	95	95	95	95	95	95	95	73	77	77	22	0	0	1,414
Value Add	\$m		4.3	2.977	9.941	12.033	12.033	12.033	12.033	12.033	12.033	12.033	12.033	12.033	12.033	12.033	9.941	9.129	9.093	2.092	0	0	\$179,836,000	
GRP increase	%		0.07%	0.05%	0.17%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.21%	0.17%	0.16%	0.16%	0.04%	0.00%	0.00%	3.13%	
INCOME																								
Population																								
Residents	2.33	Dwelling	0	0	140	233	327	420	513	606	700	793	886	980	1073	1166	1260	1353	1399	1399	1399	1399	1399	
Labour Force	36.4%	Dwelling	0	0	51	85	119	153	187	221	255	288	322	356	390	424	458	492	509	509	509	509	5,838	
Unemployment Rate	8.00%																							
W&S	\$81,172.75	Av	\$-	\$-	\$3,802,018	\$6,336,697	\$8,871,376	\$11,406,055	\$13,940,734	\$16,475,413	\$19,010,092	\$21,544,771	\$24,079,450	\$26,614,129	\$29,148,808	\$31,683,487	\$34,218,166	\$36,752,845	\$38,020,185	\$38,020,185	\$38,020,185	\$38,020,185	\$435,964,784	
<small>REMPPLAN Economy provides compelling insights into the economic structure your regions and the contributions of your local industries to employment, output, wages and salaries, regional imports and exports and value-added. Local estimates of Gross Regional Product (GRP) are consistent with Australian Bureau of Statistics' (ABS) estimates of Gross Domestic product (GDP), delivering a detailed understanding of regions' contributions to state and national economies. In addition to profiling your region, REMPLAN defines the supply chain linkages between local industries and delivers a powerful economic impact modelling capability to support planning, investment attraction and funding submissions. The impact modelling extends to tourism analysis of events and festivals. Other resources include workforce insights into the age, education, occupations and income of local workers, as well as profiles of where local workers reside. The business module manages government clients' Australian Business Register (ABR) data and identifies the number and type of trading business and new business entities, mapped locations of businesses and business contact information. REMPLAN is an essential resource for strategic planners, economic development practitioners, communications professionals and grant funding specialists.</small>																								