

Beachlands Subdivision – Estimated Employment numbers as FTEs for the design and construction of the land subdivision and subsequent housing development of the site.

	2021	2022	2023	2024	2025	2026	2027
Subdivision Design & Consenting	6	10	10	10	10	10	5
Subdivision Construction		35	35	35	35	5	
House Building			228	228	228	228	228
Sales & Marketing			5	5	5	5	5
Totals	6	45	278	278	278	278	238

House building FTEs are based on current residential construction multipliers for both direct and indirect labour per \$1m of building spend. Direct labour is currently calculated at 2.4 FTE per \$1m and flow on at 9 FTE per \$1m. House build numbers are expected to occur at an average annual build spend of approximately \$20 million per year for five years in addition to the land cost.

Subdivision construction FTEs are based on the projected labour requirement for the civil engineering build programme.