



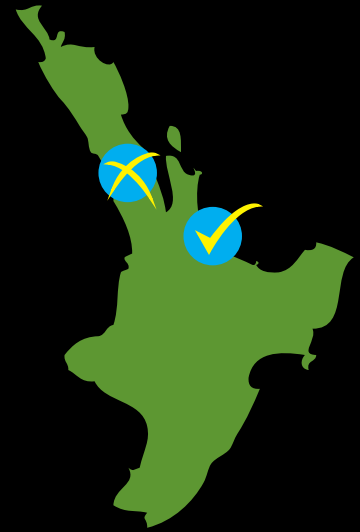
TOTALLY TAURIKO



NEWSLETTER 2

The Cost of Doing Business in Tauranga vs Auckland

Its official, Tauranga is a cheaper and more efficient place to transact business, recent research provides an excellent opportunity for the region and the Tauriko Business Estate to capitalise upon. In conjunction with Priority One and Colliers International, Element IMF Limited commissioned an analytical report from Infometrics measuring and weighting key variables for businesses and business effectiveness and compares these variables between Tauranga and Auckland. We are happy to provide a copy in full to anyone interested however to summarise; Office rentals are 40% cheaper in Tauranga and industrial rentals are 15% cheaper, while the cost of hiring staff in Tauranga is 21% less and our roads are 63% less congested than Auckland roads. Nothing we didn't already know however it provides some great 'ammunition' to encourage and foster potential relocations out side of the region.



Tauriko Bypass

We have submitted to the Regional Land Transport Committee seeking to have the Tauriko Bypass recognised as an official and hopefully a priority project. This realignment would direct traffic through the Business Estate and would re-connect with the existing State Highway in the vicinity of Omanawa Road. This has major safety benefits as the existing section around Belk Road is notoriously dangerous. Aside from the fact that the estimated cost of the Bypass is \$30 million less than the estimated cost of upgrading the existing road to a comparable standard, the proposed bypass would provide added route security, address safety and urban design issues around Tauriko School and Village, and provide a major disincentive to heavy vehicles using Cambridge Road. We believe this redirection of traffic is beneficial to the greater region and enables the approach into Tauranga from the 'golden triangle' a better class of route. There would be access points along this State Highway into the Tauriko Business Estate with many sites enjoying substantial profile from passing traffic.

Earthworks for Stage 2

Many of you will have noticed the Tonka toys are still busy on site with the Earthworks for stage 2 having commenced. Titles in stage 2 will be available from mid 2010.



www.taurikobusinessstate.co.nz

For more information please contact:



Rachel Emerson

p +64 7 571 4120

m +64 21 502 877

e rachel@elementimf.co.nz

Design Build

There has never been a better time to commission your purpose built design build premises as the previously prohibitive inputs that affect rentals have aligned to present a great opportunity in this market, i.e. rents are competitive, land is attractively priced, the construction industry is highly competitive and interest rates are low. We have land available for design build purposes with varying delivery times so no time is too far away for us, if we can't meet your requirements we will have other purchasers are able and we can facilitate this introduction.



Demand

Most of us are operating within difficult market conditions currently, however we remain optimistic that the Tauriko Business Estate represents the best opportunity in the region for market and economic growth. We are working with a substantial number of larger requirements, mostly +1 hectare, being a mixture of design build and purchase. We are committed to growing the market in Tauranga and approaching each case on its merits to make development within the region and at Tauriko as attractive as possible.

Meet the new neighbours, recently completed buildings



BOP Glass



Seahorse Kontiki's



Morgan Furniture



Doosan & Hamm

www.taurikobusinessstate.co.nz

For more information please contact:



Rachel Emerson

p +64 7 571 4120

m +64 21 502 877

e rachel@elementimf.co.nz