			EG DECL	T	Likelihood of	Value of Risk	
Risk	Description	PSC Base Cost	Effect on PSC base cost assumption	Impact of risk (R)	risk occuring (%)	(R)	Total Value
Availability risk	Output specifications are not met resulting in cost and time overruns	121 411 999					23 675 340
Below base PSC			0%	-	5%	-	
No change from base PSC			0%	-	10%	-	
Overrun: Likely			15%	18 211 800	50%	9 105 899.96	
Overrun: Moderate			30%	36 423 600	20%	7 284 719.97	
Overrun: Extreme			40%	48 564 800	15%	7 284 719.97	
	The project does not comply with the relevant planning, land- use or building regulations or consent is delayed resulting in cost						
Planning risk	and time overruns	121 411 999				(2.2.2.2.2.)	16 087 090
Below base PSC			-5%	(6 070 600)	5%	(303 530)	
No change from base PSC			0%	- 12 141 200	10%	-	
Overrun: Likely Overrun: Moderate			20%	24 282 400	20%	6 070 600 4 856 480	
Overrun: Moderate Overrun: Extreme			30%	36 423 600	15%	5 463 540	
Ovenun: Extreme	Cost and time overruns due to delays in the completion of the		3070	30 423 000	1370	5 405 540	
Completion risk	project.	121 411 999					28 531 820
Below base PSC	(A)eec	121 111 ///	-5%	(6 070 600)	5%	(303 530)	20 331 020
No change from base PSC			0%	-	10%	(305 550)	
Overrun: Likely			15%	18 211 800	50%	9 105 900	
Overrun: Moderate			25%	30 353 000	25%	7 588 250	
Overrun: Extreme			50%	60 706 000	20%	12 141 200	
Cost overrun risk	Actual project costs exceeding projected project costs	224 216 443					16 255 692
Below base PSC			-5%	(11 210 822)	5%	(560 541)	
No change from base PSC			0%	-	10%	-	
Overrun: Likely			5%	11 210 822	50%	5 605 411	
Overrun: Moderate			10%	22 421 644	20%	4 484 329	
Overrun: Extreme			20%	44 843 289	15%	6 726 493	
	The design may not achieve the required output specifications						
Design risk	leading to additional operating costs.	2 220 000					421 800
Below base PSC			-10%	(222 000)	5%	(11 100)	
No change from base PSC			0%	-	10%	-	
Overrun: Likely			15%	333 000	50%	166 500	
Overrun: Moderate			30%	666 000	20%	133 200	
Overrun: Extreme			40%	888 000	15%	133 200	
	Liability or losses due to environmental damage arising from						
Environmental Risk	construction or operating activiites.	224 216 443					4 484 329
Below base PSC			0%	-	0%	-	
No change from base PSC			0%	-	0%	-	
Overrun: Likely			5%	11 210 822	0%	-	
Overrun: Moderate			10%	22 421 644	5%	1 121 082	
Overrun: Extreme			15%	33 632 466	10%	3 363 247	
Exhange Rate Risk	Exchange rate fluctuations that impact negatively on the cost of	1 588 171					83 379
Below base PSC	imported inputs.	1 300 1/1	-10%	(158 817)	10%	(15 882)	63 3/9
No change from base PSC			-10%	(158 817)	10%	(13 882)	
Overrun: Likely			5%	79 409	25%	19 852	
Overrun: Moderate			10%	158 817	20%	31 763	
Overrun: Extreme			20%	317 634	15%	47 645	
	Uninsurable and unexpected events that are beyound the control of any party, whether natural or "man-made" resulting in time						
Force Majeure Risks	and cost overruns.	224 216 443					22 421 644
Below base PSC			0%	-	0%	-	
No change from base PSC			0%	-	0%	-	
Overrun: Likely			100%	224 216 443	1%	2 242 164	
Overrun: Moderate			150%	336 324 665	2%	6 726 493	
Overrun: Extreme			200%	448 432 886	3%	13 452 987	
	Actual inflation exceeding projected inflation resulting in cost						
Inflation Risk Below base PSC	overruns during construction and operation.	226 436 443		(11 221 057)		(110.0)	2 943 674
Delow base 15C			-5%	(11 321 822)	1%	(113 218)	<u> </u>
No change from base PSC			0%	-	10%	-	<u> </u>
Overrun: Likely Overrun: Moderate	<u> </u>		2%	2 264 364 4 528 729	20%	1 132 182 905 746	
Overrun: Moderate Overrun: Extreme			3%	4 528 /29 6 793 093	20%	1 018 964	
	Insured risks becomes uninsurable and/or there are substainstian		370	0723023	1,370	1 010 204	
Insurance risk	increases in insurance premiums.	650 000					42 250
Below base PSC			-5%	(32 500)	5%	(1 625)	
No change from base PSC			0%	-	10%	-	
Overrun: Likely			5%	32 500	50%	16 250	
Overrun: Moderate			10%	65 000	20%	13 000	
Overrun: Extreme	Frankrige Alexandria (1.1.11) 1 (1.1.11)	004.044.445	15%	97 500	15%	14 625	1.010.115
Interest rate risk	Factors affecting the availability and cost of funds.	224 216 443	467	2 2 4 2 4 4 4	-07	110.100	4 260 112
Below base PSC No change from base PSC			1%	2 242 164	5% 10%	112 108	<u>⊢</u>
Overrun: Likely			1%	2 242 164	50%	- 1 121 082	
Overrun: Likely Overrun: Moderate	<u> </u>		3%	2 242 164 6 726 493	20%	1 121 082	
Overrun: Moderate Overrun: Extreme			5%	6 / 26 493	20%	1 681 623	
Latent defect risk	Loss or damage from latent defects.	224 216 443	370	11 210 022	1.370	1 001 023	15 134 610
Below base PSC	2000 or Gamage from faterit derects.	224 210 443	0%	-	5%	-	15 154 010
No change from base PSC			0%		10%	-	<u> </u>
Overrun: Likely			5%	11 210 822	50%	5 605 411	
Overrun: Moderate			10%	22 421 644	20%	4 484 329	
Overrun: Extreme	1		15%	33 632 466	15%	5 044 870	
	1		1378	55 552 400	1.J/0	5 044 070	

		PSC Base Cost	Effect on PSC base	Impact of risk	Likelihood of risk occuring	Value of Risk	Total Value
Risk	Description	FSC Base Cost	cost assumption	(R)	risk occuring (%)	(R)	Total Value
Maintenance risk	Projected cost of maintenance vary from the actual cost of maintenance.	600 000					39 000
Below base PSC			-5%	(30 000)	5%	(1 500)	
No change from base PSC			0%	-	10%	-	
Overrun: Likely Overrun: Moderate			5% 10%	30 000 60 000	50% 20%	15 000 12 000	
Overrun: Extreme			15%	90 000	15%	13 500	
	Includes any factors impacting on the operating requirements of						
Operating risk Below base PSC	the project.	2 220 000	-5%	(111 000)	5%	(5 550)	144 300
No change from base PSC			-5%	- (111 000)	10%	(5 550)	
Overrun: Likely			5%	111 000	50%	55 500	
Overrun: Moderate			10%	222 000	20%	44 400	
Overrun: Extreme	Unforseeable conduct by any government authority resulting in		15%	333 000	15%0	49 950	
Political Risk	increased costs.	224 216 443					1 121 082
Below base PSC			0%	-	5%	-	
No change from base PSC Overrun: Likely			0%	- 2 242 164	10%	- 336 325	
Overrun: Moderate			2%	4 484 329	10%	448 433	
Overrun: Extreme			3%	6 726 493	5%	336 325	
Damilatan Biala	Consents required that are not obtained and/or can only be	224 216 442					6 165 052
Regulatory Risk Below base PSC	implemented at a greater cost.	224 216 443	0%	-	5%	-	6 165 952
No change from base PSC			0%	-	10%	-	
Overrun: Likely			5%	11 210 822	20%	2 242 164	
Overrun: Moderate Overrun: Extreme		<u> </u>	10%	22 421 644 33 632 466	10%	2 242 164 1 681 623	
Sub-contractor risk.	Defaults or insolvency of sub-contractors.	224 216 443	1376	55 052 400	J70	1 001 023	3 139 030
Below base PSC			0%	-	0%	-	
No change from base PSC			0%	-	0%	-	
Overrun: Likely Overrun: Moderate			10%	22 421 644 44 843 289	5%	1 121 082 1 345 299	
Overrun: Extreme			30%	67 264 933	1%	672 649	
	Water, electricity, etc are not available for the project or delays						
Utilities Risk Below base PSC	the project.	224 216 443	0%		0%		896 866
No change from base PSC			0%	-	0%	-	
Overrun: Likely			3%	6 726 493	5%	336 325	
Overrun: Moderate			5%	11 210 822	3%	336 325	
Overrun: Extreme			10%	22 421 644	1%	224 216	
	Restrictive conditions on the title deed cannot be removed						
	resulting in time delays leading to escalating costs.	224 216 443					560 541
Below base PSC No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	5%	-	
Overrun: Moderate			5%	11 210 822	3%	336 325	
Overrun: Extreme			10%	22 421 644	1%	224 216	
EIA process on public safety centre	EIA process causes delays or are not granted resulting in time delays and escalating costs.	224 216 443					560 541
Below base PSC	and the second and second		0%	-	0%	-	
No change from base PSC			0%	-	0%	-	
Overrun: Likely Overrun: Moderate			0%	- 11 210 822	5% 3%	- 336 325	
Overrun: Extreme			10%	22 421 644	1%	224 216	
	Heritage approval process causes delays or are not granted						
Heritage issues	resulting in time delays and escalating costs.	224 216 443			00/		560 541
Below base PSC No change from base PSC			0%	-	0%	-	
Overrun: Likely	<u> </u>		0%	-	5%	-	
Overrun: Moderate			5%	11 210 822	3%	336 325	
Overrun: Extreme Capacity of existing services	Related to utilities risk and incorporated above	-	10%	22 421 644	1%	224 216	
Below base PSC	nemes to unnues tisk and incorporated above		0%	-	0%	-	-
No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate Overrun: Extreme			0%	-	0%	-	
Availability of sufficient space to	Related to design, availability and cost overrun risk.	-	576		070		
accommodate all needs	Incorporated above.	-					-
Below base PSC No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Affordability	Related to all risks and particularly cost overrun risk. Incorporated above.	-					-
Below base PSC No change from base PSC			0%	-	0%	-	
No change from base PSC Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Interuption of ICT Below base PSC	Related to utilities risk and incorporated above	-	0%	-	0%	-	-
No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	

		PSC Base Cost	Effect on PSC base	Impact of risk	Likelihood of	Value of Risk	Total Value
Risk	Description	PSC Base Cost	cost assumption	(R)	risk occuring (%)	(R)	1 otal value
B 11.4 11 1	Related to political risk but more specific to Bitou Municipal						
Political buyin Below base PSC	Councolers. Incorporated above.	-	0%		0%		-
No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Local government elections &	Related to political risk but more specific to Bitou Municipal						
change of council Below base PSC	Councolers. Incorporated above.	-	0%	-	0%	-	-
No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
N2 intersection upgrade and cost	Related to design, availability and cost overrun risk.						
N2 intersection upgrade and cost Below base PSC	incorporated above.	-	0%	-	0%	-	-
No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Relocation cost of staff to new	n 1 · 1 · · · · · · · · · · · · · · · ·						
building Below base PSC	Related to cost overruns and incorporated above	-	0%	-	0%	-	-
No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
T	Related to operating risks but more specific to loss of	0.000.000					1 20-
Loss of information/records, etc Below base PSC	information required for operation.	2 220 000	-5%	(111 000)	5%	(5 550)	144 300
No change from base PSC			-5%	- (111000)	5% 10%	(3 530)	
Overrun: Likely			5%	111 000	50%	55 500	
Overrun: Moderate			10%	222 000	20%	44 400	
Overrun: Extreme			15%	333 000	15%	49 950	
Access to grant funding	Related to affordability and cost overruns due to increased financing costs but more specific to grant funding.	224 216 443					15 695 151
Below base PSC	mancing costs but more specific to grant functing.	224 210 445	-10%	(22 421 644)	5%	(1 121 082)	15 095 151
No change from base PSC			0%	- (22 121 011)	0%	(1121-002)	
Overrun: Likely			5%	11 210 822	50%	5 605 411	
Overrun: Moderate			10%	22 421 644	20%	4 484 329	
Overrun: Moderate Overrun: Extreme			10% 20%	22 421 644 44 843 289	20% 15%	4 484 329 6 726 493	
	Related to political risk even though it is related to labour rather						
Overrun: Extreme	than councilers. Also related to cost overruns and incorporated						
		-					
Overrun: Extreme Labour buyin	than councilers. Also related to cost overruns and incorporated	-	20%	44 843 289	15%		
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely	than councilers. Also related to cost overruns and incorporated	-	20% 0% 0%	44 843 289 - - -	0% 0%	6 726 493	
Overrun: Extreme Labour buyin Below base PSC. No change from base PSC Overrun: Likely Overrun: Moderate	than councilers. Also related to cost overruns and incorporated		20% 0% 0% 0% 0%	44 843 289 	0% 0% 0% 0%	6 726 493 - - -	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Moderate Overrun: Extreme	than councilers. Also related to cost overruns and incorporated above.		20% 0% 0%	44 843 289 - - -	0% 0%	6 726 493 - -	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Moderate Overrun: Extreme Traffic impact	than councilers. Also related to cost overruns and incorporated	-	20% 0% 0% 0% 0%	44 843 289 	0% 0% 0% 0% 0%	6 726 493 - - -	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Traffic impact Below base PSC	than councilers. Also related to cost overruns and incorporated above.		20% 0% 0% 0% 0%	44 843 289 	0% 0% 0% 0%	6 726 493 - - -	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Moderate Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Likely	than councilers. Also related to cost overruns and incorporated above.	· · · · · · · · · · · · · · · · · · ·	20% 0% 0% 0% 0% 0% 0% 0%	44 843 289 	0% 0% 0% 0% 0% 0% 0% 0%	6 726 493 - - -	
Overrun: Extreme Labour buyin Below base PSC Overrun: Likely Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Likely Overrun: Likely Overrun: Moderate	than councilers. Also related to cost overruns and incorporated above.		20% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	44 843 289 - - - - - - - -	0% 0% 0% 0% 0% 0% 0% 0%	6 726 493	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Eklely Overrun: Eklely Overrun: Extreme Traffic impact Below base PSC No change from base PSC No change from base PSC Overrun: Underate Overrun: Oderate Overrun: Extreme	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above.	· · · · · · · · · · · · · · · · · · ·	20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	0% 0% 0% 0% 0% 0% 0% 0%	6 726 493	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Katreme Traffic impact Below base PSC Overrun: Likely Overrun: Likely Overrun: Likely Overrun: Likely Overrun: Extreme Overrun: Extreme Objections by stakeholders to	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated		20% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	44 843 289	0% 0% 0% 0% 0% 0% 0% 0%	6 726 493	
Overrun: Extreme Labour buyin Below base PSC Overrun: Likely Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Extreme Overrun: Likely Overrun: Extreme Overrun: Extreme Overrun: Extreme Objections by stakeholders to development on specific site(s)	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above.		20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0%	6 726 493	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Likely Overrun: Likely Overrun: Likely Overrun: Likely Overrun: Extreme Overrun: Extreme Objections by stakeholders to development on specific site(s) Below base PSC	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated		20% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	44 843 289	0% 0% 0% 0% 0% 0% 0% 0%	6 726 493	
Overrun: Extreme Labour buyin Below base PSC Overrun: Likely Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Extreme Overrun: Likely Overrun: Extreme Overrun: Extreme Overrun: Extreme Objections by stakeholders to development on specific site(s)	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated		20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	6 726 493	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Traffic inpact Below base PSC No change from base PSC Overrun: Likely Overrun: Likely Overrun: Extreme Objections by stakeholders to development on specific site(s) Below base PSC No change from base PSC Overrun: Likely	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated		20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	6 726 493	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Ektely Overrun: Ektely Overrun: Ekterme Traffic impact Below base PSC No change from base PSC No change from base PSC Overrun: Oderate Overrun: Oderate Overrun: Extreme Objections by stakeholders to development on specific site(s) Below base PSC No change from base PSC No change from base PSC Overrun: Likely Overrun: Likely Overrun: Underate Overrun: Likely Overrun: Oderate Overrun: Extreme Overrun: Extreme Overrun: Extreme	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated		20% 20% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	6 726 493	
Overrun: Extreme Labour buyin Below base PSC Overrun: Likely Overrun: Kitely Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Likely Overrun: Kitely Overrun: Extreme Overrun: Extreme Overrun: Likely Overrun: Extreme Overrun: Likely Dverrun: Likely Dverrun	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated above.		20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	6 726 493	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Likely Overrun: Likely Overrun: Extreme Objections by stakeholders to development on specific site(s) Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Site not being used to full potential	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated		20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	6 726 493	
Overrun: Extreme Labour buyin Below base PSC Overrun: Likely Overrun: Likely Overrun: Karterme Traffic impact Below base PSC Overrun: Likely Overrun: Likely Overrun: Likely Overrun: Extreme Objections by stakeholders to development on specific site(s) Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Site not being used to full potential Below base PSC	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated above.		20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	6 726 493	
Overrun: Extreme Labour buyin Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Traffic impact Below base PSC No change from base PSC Overrun: Likely Overrun: Likely Overrun: Extreme Objections by stakeholders to development on specific site(s) Below base PSC No change from base PSC Overrun: Likely Overrun: Extreme Site not being used to full potential	than councilers. Also related to cost overruns and incorporated above. Related to planning risk. Incorporated above. Related to various risks including planning risk. Incorporated above.		20% 0% 0% 0% 0% 0% 0% 0%	44 843 289	15% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	6 726 493	
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			Effect on PSC base	Impact of risk	Likelihood of	Value of Risk	
		PSC Base Cost	cost assumption	(R)	risk occuring	(R)	Total Value
Risk	Description		cost assumption	(11)	(%)	(11)	
	Related to sub-contractor risk and cost overrun risks.						
Contractors colusions	Incorporated above	-					-
Below base PSC			0%	-	0%	-	
No change from base PSC			0%	-	0%	-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Developer stopping office							
development if issues experienced							
on other properties part of	Related to sub-contractor risk and cost overrun risks.						
transaction	Incorporated above						
Below base PSC	incorporated above	-	0%		0%		-
			0%	-	0%	-	
No change from base PSC				-		-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Unacceptable bid scenario (due to							
properties being offered / incl		1					
	Related to design, availability and cost overrun risk.						
& municipal objectives)	Incorporated above.	-					-
Below base PSC	incorporated above.		0%	-	0%		
No change from base PSC			0%	-	0%	-	
						-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Objections by surrounding land							
owner related to surrounding land							
development potential	Related to political risk and planning risk. Incorporated above.	-					-
Below base PSC			0%	-	0%	-	
No change from base PSC			0%	-	0%	_	
Overrun: Likely			0%	-	0%	-	
						-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
Potential loss of revenue for							
businesses when municipality							
move out of existing CBD	Not a risk that the municipality could assume	-					-
Below base PSC			-5%	-	5%	-	
No change from base PSC			0%	-	10%	-	
Overrun: Likely		1	15%	-	50%	-	
Overrun: Moderate		1	30%	-	20%	-	
Overrun: Extreme		1	40%		15%		
Overrun, Extreme		1	4076		1370	-	
Lack of availability of commercial,							
retail and recreational facilities at							
new site	Not a risk that the municipality could assume	-					-
Below base PSC			-5%	-	5%	-	
No change from base PSC			0%	-	10%	-	
Overrun: Likely			15%	-	50%	-	
Overrun: Moderate			30%	-	20%	-	
Overrun: Extreme		İ	40%	-	15%	-	
Pedestrian safety	Related to planning risk. Incorporated above.	-	1070		1570		-
Below base PSC		1	0%	-	0%	-	-
	<u> </u>	+	0%		0%	-	
No change from base PSC				-		-	
Overrun: Likely			0%	-	0%	-	
Overrun: Moderate			0%	-	0%	-	
Overrun: Extreme			0%	-	0%	-	
			0%	-	0%	-	