



ASPECT

PROPERTY CONSULTANTS

Final Report

*LACHLAN LGA
Contract 1011019
2015*

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Introduction

Local Government Area:	Lachlan
Contract No:	1011019
Contract Year:	2015

The purpose of this report is to describe the process and considerations for the 1 July 2015 Valuation of the Lachlan LGA. The report has been produced on behalf of the Valuer General.

The land values have been specifically made for rating and taxing purposes. Land values produced as part of this process should not be used for any other purpose without the specific agreement of the Valuer General.

Land values must have regard to specific requirements and assumptions in rating and taxing legislation. Consequently these valuations may vary from market levels.

The land values have been determined using a methodology prescribed by the Rating and Taxing Valuation Procedures Manual. The Manual allows mass valuation methodologies that involve assessing large numbers of properties as a group, to be utilised where appropriate. Mass valuation methodologies are, by their nature, likely to be less accurate than individually assessed valuations, however, are utilised worldwide for rating and taxing purposes to deliver valuations within an acceptable market range.

Town planning, land use and other market information contained in this report have been compiled based on enquiries undertaken during the valuation process. Third parties should make their own inquiries into these details and should not rely on the contents of this report.

The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained in this report.

More information on the valuation process is available from the Department of Lands website at www.lpi.nsw.gov.au.

Disclaimer

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Liability limited by a scheme approved under Professional Standards Legislation.

1. Executive Summary

Local Government Area	Lachlan
Number of Properties valued in the 14/15 period	4,396
Total value of land values – 2015 Base Date	\$682,111,990
Total value of land values – 2014 Base Date	\$681,610,560
Percentage change from 2014 – 2015 values	0.07%
Previous valuation notice issued (previous Local Government Base Date 2014)	\$681,610,560
Percentage change from 2014 – 2015 values	0.07%

Zone	2014 Total Land Value	2015 Total Land Value	% Change
R5- Large Lot Residential	\$5,739,550	\$5,749,550	0.00%
RE1- Public Recreation	\$149,250	\$149,250	0.00%
RU1- Primary Production	\$639,876,470	\$640,336,790	0.07%
RU3- Forestry	\$1,697,570	\$1,597,650	-5.9%
RU5- Village	\$33,965,700	\$34,006,810	0.12%%
SP2- Infrastructure	\$281,940	\$281,940	0.00%

General Overview

Area – 15,359 square kilometres

Population – 7,470

Lachlan Shire is a diverse rural area located at the geographic centre of NSW adjoining the boundary of the Western Division. The principal service centres are Condobolin and Lake Cargelligo. Smaller villages spread throughout the Shire include Tottenham, Burcher, Tullibigeal, Albert, and Fifield.

Condobolin is located on the Lachlan River in the central south of the Shire and has a population of approximately 4,500. Lake Cargelligo is located in the far south-west with a population of approximately 2,000.

The Shire supports cropping and grazing together with limited irrigation along the Lachlan River in the south.

Generally the southern areas contain the better classes of soil whilst the north and north-western sections contain undulating lighter country including substantial timbered areas.



2. Number of Valuations Undertaken

Total: 4,396 (Four Thousand Three Hundred Ninety Six), as:

R5- Large Lot Residential	117
RE1- Public Recreation	17
RU1- Primary Production	1711
RU3- Forestry	4
RU5- Village	2537
SP2- Infrastructure	10

3. State and Local Government Legislation

Town Planning in the Shire is in accordance with the provisions of the Lachlan Local Environmental Plan of 2013 and applies to the entire Local Government Area.

The plan contains the following zones:

Lachlan Local Environmental Plan 2013

Current version for 15 August 2014 to date (accessed 28 October 2014 at 10:24)

[Part 2](#) > [Clause 2.1](#)

2.1 Land use zones

The land use zones under this Plan are as follows:

Rural Zones

RU1 Primary Production

RU3 Forestry

RU5 Village

Residential Zones

R5 Large Lot Residential

Special Purpose Zones

SP2 Infrastructure

Recreation Zones

RE1 Public Recreation

Environment Protection Zones

E1 National Parks and Nature Reserves

Waterway Zones

W1 Natural Waterways

W2 Recreational Waterways

4. Significant Issues/Developments

No significant issues noted.

5. Added Value of Improvements

On-going analysis of costing in relation to land improvements has been conducted throughout the Valuation program. Information has been sought from a wide range of sources, including direct quotes from builders and other trade qualified contractors, as well as from manufactures and local suppliers of other miscellaneous items, including but not limited to: fencing, water tanks, silos, larger rural and industrial type sheds, stockyards, irrigation equipment and earthworks.

In-line with this information, we have analysed significant numbers of sales with a range of these improvements in place to ascertain their added value. This information has been provided to all the Valuers involved in the program, so as to adopt a consistent approach.

5.1 Paired sales

In order to determine the added value of residential dwelling improvements, we have undertaken the paired sales analysis approach or the replacement cost approach. This information is collated in the Added Value of Improvements Database which details the added value of a range of improvements and provides a guide in assessing the added value of the improvements of the sale being analysed. A summary of the paired sales analysis conducted in the Lachlan LGA has been included at Annexure 1.

6. The Market

Generally the Lachlan real estate market is showing a consistent demand for rural properties and a consistent but limited demand for most villages/towns.

6.1 R5- Large Lot Residential and RU1 Rural Residential

Hobby farm sales in the Lachlan LGA since the 2014 base date consisted of 6 reliable vacant land sales and 2 reliable improved sales in Curlew Waters which generally support the current land values but showed a decrease in a small section which experienced flooding.

There were 11 vacant rural residential and one improved sale at Curlew Waters, 4 improved rural residential sales around Condobolin and one sale at Tottenham. Generally all values remained at the 2014 levels except for the non-permanent lake frontage land at Curlew waters which increased by 18%.

6.2 RU1- Primary Production

Local agents generally report a limited supply of rural properties for sale and a consistent demand. It is envisaged that value levels may increase in the short term under favourable seasonal conditions.

There were 39 legitimate sales of rural broad acre properties in Lachlan Shire during the 2015 program. Demand appears to be stable with most of the interest being in the red farming country in the southern half of the shire. Generally rural values remained at the 2014 levels.

6.3 RU5- Village

Condobolin, Lake Cargelligo and Tottenham are the main urban centres in the Lachlan Shire.

In Lake Cargelligo there was no reliable vacant land sales since the 2014 base date and as such values generally remained at the 2014 levels. In addition 26 improved residential properties were analysed in Lake Cargelligo and this analysis generally supported the current land values.

In Condobolin, there were 2 reliable vacant land sales since the 2014 base date which generally supported the 2014 levels. Paired sales analysis performed on 46 improved residential properties also generally supported current land values.

Tottenham had three vacant land sales which showed a decrease in value of residential land by 6%. We also investigated 9 improved sales with a paired sales analysis and these sales also generally supported the increase in values.

There were no vacant sales in the smaller villages of Tullibigeal and Burcher.

Subsequently values generally remained at the 2014 levels. A paired sales analysis was performed on five improved sales at Tullibigeal which also generally supported current value levels.

There have been no vacant commercial sales in the main Condobolin Commercial area. Sales of improved commercial properties have been investigated with two sales in the last twelve months. Generally values have remained at the 2014 levels. There was one improved commercial sale in Lake Cargelligo which also generally supported the 2014 value levels.

There were one improved industrial land sales occurring in Condobolin and two improved industrial sales in Lake Cargelligo over the last 12 months. Generally Condobolin and Lake Cargelligo industrial values remained at the 2014 levels.

7. Individually Verified Land Values

The Lachlan LGA was part of the scheduled Individual Verification Program for 2014/2015. This involved the benchmarks, high risk and sale properties (risk rating 1 properties) that were required to be verified which was estimated at a total of 136 properties at the current point within the contract year. On the delivery of values 295 properties had been verified or inspected. All properties will be individually verified and/or inspected over the next 4 years as scheduled.

8. Quality Assurance Process

A variety of Quality Assurance (QA) processes will be applied to the valuation methodology and final values for Lachlan LGA. These processes apply both throughout the program and before final values are issued.

All Aspect Property Consultants Valuers are trained in a range of resources that is available to them, including:

- Valuer Generals Rating and Taxing Valuation Procedures Manual
- Aspect Mass Valuation Training Manual v 2.51
- Aspect Valuation System Training Manual
- Aspect Quality Assurance Manual.

Aspect Valuation System v 5.48 (AVS) Quality Assurance

The Valuer must review sequentially, make the necessary amendments and record their name date and provide appropriate commentary. The following specific quality assurance measures are built into AVS;

Sales Inspection Report

Identifies all sales that require analysis.

Have all relevant sales been analysed to current Base Date

Ensures the Valuers have made the appropriate adjustments to all sales analysed or utilised for the current base date.

Check all sales including paired sales for consistency and accuracy

Ensure the Valuers have utilised a consistent basis during the analysis process.

Sale Price below Land Value Check

Identifies all properties that have a purchase price below land value, to enable Valuers to review them in line with current value levels.

Resolve Issues Register Items

Any perceived issues are registered throughout the valuation year that are constantly reviewed, and amendments undertaken where necessary. This check ensures all of these issues have been addressed.

Resolve Missing Values

This ensures that all properties have values attributed to them, including Date Valuation Made, Land Value Basis, New Land Value, as well as Statutory Concession Valuations, including allowances for development on and off the land, heritage values, land rating factors, apportionment values and mixed development apportionment factors.

Objections Report

Identifies all properties that have had their prior base date values amended on objection, for the Valuer to review.

Review Environmental and Other Issues

Enables the Valuer the opportunity to review properties with significant environmental issues, such as soil contamination.

Component Statistics Report

Reports on the consistency of the components as it relates to the selection of benchmark properties, to ensure they are within the requirements.

Allowances Check Report

Produces a report that displays the net land value of each property to ensure the allowances do not exceed the land value.

Sales Statistics

Produces a report that identifies sales that have been analysed that do not meet the requirements in terms of the proposed new land value.

Benchmark Factor Comparison Report

Reports on the factor adopted across the entire component and the corresponding factor that has been adopted on each benchmark property.

Parameter Check Report

A report is produced that shows all properties that fall outside a factor of 0.50 to 2.00.

Comparison of Average Values

This report identifies sales that exist outside the required COAV range.

Component Exception Report

Is a report the displays properties that do not confirm the benchmark reporting requirements.

High Values Properties Report

Is a report that lists all properties that have been identified as a high value property to enable the Valuer to ensure the value and worksheet calculations are correct.

High Risk Properties

Is a report that lists all properties that have been identified as a high risk property to enable the Valuer to ensure the value and worksheet calculations are correct.

Verification Methodology

This report displays the amount of verification that has been undertaken in an LGA on a component basis by verification type.

LGA Details Report

This report shows all the properties in the LGA on a component basis, including the number of properties and the sum of the value of all properties in the component.

Export Provisional Market Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the provisional market data file to ensure all market data is within the required parameters.

Export Provisional Property Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the provisional property data file to ensure all land value data is within the required parameters.

Export Final Market Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the final market data file to ensure all market data is within the required parameters.

Export Final Property Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the final property data file to ensure all land value data is within the required parameters.

Reviewed by CSM/SV

Records the date and time that market data and property data deliverables have been reviewed by the Contractor Services Manager or the Senior Valuer in his absence.

District Approval for Export

Records the date and time the CSM has approved the market data and property data files for export.

Report Delivery Register

Register within the AVS to record the details of the provision of each required deliverable.

9.1 Quality Statement

A Quality Statement will be provided to the District Valuer as part of the Valuation Analysis Report. The Quality Statement will be signed by the valuation manager. The Quality Statement will detail the quality control checks that have been carried out in the LGA.

Aspect Property Consultants Quality Statements include statements and evidence to substantiate that:

- All properties have been valued.
- The land values are consistent with each other.
- The land value basis has been correctly recorded for each land value.
- All statutory concession valuations and allowances have been supplied.

- Land values for those properties with considerably higher values in relation to the average for a land use have been reviewed and are correct. A list of the properties identified will be provided.
- Land values that result in substantial changes in valuation parities or unusually large value variations from the last valuations issued for either land tax or council rating have been checked and are correct.
- A broad range of market evidence has been analysed and provided in the market report as required by the contract.
- Adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.
- Analysed sale properties where the sales ratio does not lie within the range 0.85 to 1.00 have been reviewed and an explanation provided to support adoption of the current land value.
- A zone/component code integrity check has been made.
- The current and proposed planning controls that affect the valuations have been taken into account.
- Where the land value of a property has been amended on objection or reascertainment, the alignment of values with nearby properties has been checked.
- Statistical checks and Component Data Tables have been prepared, reviewed and anomalies or results outside the specified parameters have been rationalised and reported.
- Land values have been compared to adjusted land values for analysed sales and any anomalies have been addressed.
- Land values have been compared to all sale prices and anomalies have been addressed.
- Worksheets have been maintained on all properties where calculations are required, such as properties valued under Sections 26A, 28 and 14I, englobo parcels, special use parcels and large value properties such as shopping centres.

9.2 Internal Quality Procedures

Aspect Property Consultants recognises its responsibility as a provider of quality property consultancy services. To ensure the quality of internal procedures, Aspect Property Consultants has developed and documented a quality management system. The system complies with:

- International standard ISO 9001:2000 Quality Management Systems – Requirements
- Australian Property Institute Professional Practice Guide
- Valuers Registration Act 2003
- Land Valuation Services for Government Taxing and Rating for the General Manager, Land and Property Information, Department of Lands.

9.2 Overview

The Aspect Property Consultants internal Quality Procedures cover the following components:

Staff

- All valuation and administration staff are appropriately qualified
- All staff receive ongoing training to reflect changes in contractual requirements.
- Staff are required to undertake added value studies to ensure they are up to date with the market when determining added values of improvements.

Aspect Valuation System v 5.48 (AVS)

The AVS has a number of built in QA measures to limit the incidence of human error, e.g. warning prompts when value levels for outside predetermined parameters on Workflow valuations. The AVS is continually being upgraded to further enhance the quality of valuation outcomes.

Sales Analysis

All sales analysed by valuation staff are reviewed by the Senior Valuation Staff and Valuation Area Services Manager before being uploaded to Valnet 2(i). Sales that are analysed with respect to added value studies are discussed at monthly meetings.

Market Analysis Overview

Specific markets are analysed with input from all associated valuation staff. The Contract Services Manager provides feedback from the District Valuer to staff.

Progress Reports

Progress reports are signed off by the Contract Services Manager after preparation by valuation staff.

Component Review

Proposed component reviews/restructures are signed off by the Contract Services Manager.

Verification

The Verification Program is directed and finalised by the Contract Services Manager, before values are issued to LPI.

Provisional Valuation Recommendations

All provisional values are reviewed by senior valuation staff, with a final review by the Contract Services Manager before the values are issued. In LGA's where the Contract Services Manager is preparing values, a senior valuer must review all values.

General Valuation Recommendations and Valuation Analysis Reports

All reports must be reviewed by senior valuation staff. The Contract Services Manager conducts a final review before the valuations are issued. In LGA's where the Contract Services Manager is preparing values a senior valuer is to review all values.

Final General Valuation Recommendations

- Feedback on reports and value levels received by the Contract Services Manager is circulated to all valuation staff for review.
- All reports are submitted to the Contract Services Manager for final review before being issued.
- Administration staff compile a list of properties that are owned by the valuation staff in the LGA and provide this to the Contract Services Manager. These properties are reviewed in the context of the surrounding land values.

- The Final General Valuation Recommendations are supplied to the District Valuer for review.

Final Report

All valuation staff provide input to the detailed final report, which is reviewed by senior valuation staff and the Contract Services Manager before it is issued.

9. Land Values Amended on Objection

Objections have been searched on Valnet to obtain details of properties which have been amended on objection.

There were 2 objections to values as at the 2014 base date with one amended (PID 2650500) from \$99,900 to \$87,000. This is not seen as adversely affecting values surrounding.

10. Statistical Analysis

Four main statistical analysis procedures were conducted within the shire, pertaining to land values and sales, as well as the component structure.

See attached for each zone.

11.1 Coefficient of Dispersion (COD)

The COD measures the uniformity of land values adopted on individual properties relative to sale prices of land. The Valuer General stipulates that the result of these calculations must be equal to or less than 15. Refer to results below.

11.2 Mean Value Price Ratio (MVP)

The MVP measures the accuracy of values relative to Adjusted Land Values as at the Base Date. It reflects the relationship between land values adopted and the analysed sale price. The process is required to be conducted in relation to properties on which single residential dwellings can be constructed. The Valuer General instructs that the required result of these calculations is between 85 and 100%. Refer to results below.

11.3 Price Related Differential (PRD)

The PRD measures the extent to which high and low valued properties are assessed uniformly relative to the sales data, and is once again required to be calculated in relation to single residential dwelling sites. The Valuer General specifies that the required standard of this calculation is between 0.98 and 1.03. Values within this range indicate that high valued properties are not over-valued in relation to low valued properties within the same component.

<u>Zone RU5:</u> COD	=	1.0%
MVP	=	99.0%%
PRD	=	99.8%

Yes after allowance for multiple PIDs and now amalgamated entries are included. Sale over PID 2649561 is now part 3388599, PID 2648258 includes 2648257, PID 3245930 includes 3245929, PID 3378086 is now part 3471547, PID 2914909 is now part 3844208 and PID 2650425 includes 2649582.

<u>Zone R5:</u>	COD	=	0.5%
	MVP	=	99.0%%
	PRD	=	99.8%

<u>Zone RU1:</u>	COD	=	1.0%
	MVP	=	99.0%
	PRD	=	99.9%

Yes after allowance for multiple PIDs and now amalgamated entries are included. Sale over PID 3858659 includes 3756724, PID 3485365 now part 3657524, PID 2648361 includes 2648880, 2648881 and 2648882. PID 2648513 includes 2648514, PID 2648847 includes 2648855 and 2895263. PID 2648385 includes 2611777, PID 3701477 now part 3817109, PID 3741919 includes 2647251.

11.4 QRP

The QRP represents the range of values in the middle 50% of each component, to assess the similarity of values of properties which have been identified as being alike. The Valuer General indicates that a QRP of 50% or less is acceptable. This figure relates to total land values only, and does not allow for properties which may be correctly grouped together, but whose total land value figures differ. This is particularly relevant in rural and commercial components, where properties may have similar rates per hectare or per square metre adopted over them, but due to differing land parcel sizes the total land value figure is outside the required parameters.

The LGA comprises 33 separate components, of which 6 components are below 50%.

For a detailed explanation for each component that has a QRP of greater than 50%, refer to Valuation Analysis Report for Lachlan LGA. A detailed commentary is provided that identifies the reasons why the QRP is greater than 50% and why the component methodology is appropriate for these components.

11. Certification

12.1 Certification Statement

This Final Report is an accurate account of the activities undertaken, review completed and quality control checks in place for the provision of land valuation services for rating and taxing on behalf of the Valuer General of NSW for the Lachlan LGA, at the 2015 base date.



J. Dedman . AAPI
Certified Practising Valuer
Registration No. 3901
7th October 2015

Annexure 1

Residential Paired Sales Analysis Lachlan LGA 2015

CONDOBOLIN LGA Summary								
Address	Construction	Purchase Price	Est. Land Value	Living areas	Outdoor areas	Car	Ancillary improvements	Comments
6 Mahonga Street CONDOBOLIN site area 1012 sold 23/02/15	Single storey circa 1920's renovated weatherboard clad dwelling with corrugated metal roof.	\$162,000	\$9,100	\$1,044	\$150	\$0	\$18,200	Renovated with superior appeal
114 Orange Street CONDOBOLIN site area 1011.83 sold 12/02/15	Single storey circa 1900's weatherboard clad dwelling with corrugated metal roof.	\$225,000	\$9,100	\$843	\$250	\$350	\$55,750	Appealing older style dwelling
104 Molong Street Condobolin site area 914.78 sold 10/2/15	Single storey circa 1920's hardiplak clad cottage with corrugated metal roof.	\$111,000	\$7,000	\$750	\$300	\$150	\$14,000	Renovated bathroom
163 Bathurst Street CONDOBOLIN site area 638.6 SOLD 12/01/2015	Single storey circa 1950's weatherboard dwelling with tile roof. Pergola/Carport/garage at rear	\$140,000	\$9,100	\$683	\$200	\$250	\$21,550	
11 LEstrange Street CONDOBOLIN site area 1003 SOLD 02/03/2015	Single storey circa 1940's weatherboard clad cottage with corrugated metal roof	\$70,000	\$6,000	\$321	\$0		\$9,480	Older dwelling in original condition
49A Officers Pde CONDOBOLIN site area 1077 SOLD 17/4/15	Single storey circa 2000's brick veneer dwelling with tile roof	\$340,000	\$35,600	\$796	\$0	\$500	\$46,450	Larger dwelling shows lower rate/m2
17 Gatenby Street CONDOBOLIN site area 1467 SOLD 03/11/2014	Single storey circa 1980's brick veneer dwelling with tile roof	\$300,000	\$8,500	\$929	\$300	\$500	\$98,300	Larger dwelling shows lower rate/m2 with significant ancillary
6 High Street CONDOBOLIN site area 809.3SOLD 25/05/2015	Single storeycirca 1980's brick veneer dwelling with tile roof	\$140,000	\$6,000	\$748	\$150	\$100	\$10,500	
32 Turner Street CONDOBOLIN site area 1,543 SOLD 20/08/2014	Single storey circa 1980's brick veneer dwelling with Tile roof	\$215,000	\$12,100	\$868	\$200	\$500	\$55,350	
37 Turner Street CONDOBOLIN site area 981.3 SOLD 16/06/2015	Single storey circa 1980's brick veneer dwelling with Colorbond roof	\$198,000	\$13,800	\$1,014	\$300	\$500	\$37,150	smaller floor area shows higher rate/m2
PAIRED SALES ANALYSIS CONDOBOLIN SHOWS:-								
Brick veneer dwelling shows \$748/m2 to \$929/m2								
Clad dwelling shows \$321/m2 to \$1,044/m2								
Prepared by		Valuer		Registration #				
Reviewed by		Leisa Ticehurst		21066				
Date Reviewed		James Dedman		3901				

LAKE CARGELLIGO LGA Summary									
Address	Construction	Purchase Price	Est. Land Value	Living areas	Outdoor areas	Car	Ancillary improvements	Comments	
1 8 Yelkin Street LAKE CARGELLIGO site area 1005m2 sold 26/02/15	Single storey Fibrous cement/Tile 3 bedroom 1 bathroom residence Single storey circa 1920's brick and fibrous cement clad dwelling with corrugated metal roof . Front verandah	\$162,000	\$27,600	\$858	\$250	\$250	\$27,200	Updated clad dwelling	
2 35 Lome Street LAKE CARGELLIGO site area 2023m2 sold 19/02/15	Single storey fibrous cement clad dwelling	\$240,000	\$28,900	\$1,055	\$300	\$150	\$37,000	Brick dwelling	
3 6 Bogan Street LAKE CARGELLIGO site area 1012 sold 10/02/2015	Single storey weatherboard clad dwelling with corrugated metal roof	\$50,000	\$24,400	\$173	\$0	\$75	\$5,000	Very basic clad dwelling with limited appeal	
4 55 Lome Street LAKE CARGELLIGO site area 1012 sold 05/03/2015	Single storey circa 1950's weatherboard clad dwelling with verandah and corrugated metal roof	\$90,000	\$16,700	\$402	\$275	\$0	\$11,800	Basic clad dwelling	
5 63 Lome Street LAKE CARGELLIGO site area 1012m sold 15/04/2015	Single storey circa 1920's vinyl clad dwelling with corrugated metal roof	\$75,000	\$16,700	\$345	\$100		\$4,450	Basic clad dwelling	
6 37 Canada Street LAKE CARGELLIGO site area 1012m sold17/07/2014	Single storey circa 1960's fibrous cement clad dwelling with corrugated metal roof	\$110,000	\$16,700	\$677	\$200	\$120	\$14,050	Older clad dwelling with updated kitchen and bathroom	
7 3 McInnes Street LAKE CARGELLIGO site area 1.68Ha sold27/08/2014	Single storey circa 1980's brick veneer dwelling with corrugated metal roof	\$170,000	\$45,000	\$564	\$100	\$200	\$40,950	Average clad dwelling	
8 20 Uabba Street LAKE CARGELLIGO site area 1012m2 sold27/11/2014	Single storey circa 1980's brick veneer dwelling with corrugated metal roof	\$300,000	\$25,000	\$873	\$350	\$400	\$49,850	large dwelling shows lower rate/m2	
PAIRED SALES ANALYSIS SHOWS:-									
Brick Veneer Dwelling allow \$873/m2 to \$1,055/m2									
Clad Dwelling allow \$173/m2 to \$858/m2									
		Valuer		Registration #					
Prepared by	Leisa Ticehurst			21066					
Reviewed by	James Dedman			3901					
Date Reviewed									

TOTTENHAM LGA Summary									
Address	Construction	Purchase Price	Est. Land Value	Living areas	Outdoor areas	Car	Ancillary improvements	Comments	
1 43 Umang Street Tottenham site area 2023 sold 12/03/2015	Single storey aluminium clad dwelling with corrugated metal roof carport and garage	\$87,000	\$8,000	\$577	\$0	\$100	\$8,650		
2 51 Umang Street Tottenham site area1012m2 sold 28/10/2014	Single storey fibrous cement/GI dwelling	\$65,000	\$4,820	\$476	\$0	\$250	\$4,000		
3 29 Merilba Street Totham site area1012m2 sold 25/05/2015	Single storey circa 1980's brick veneer dwelling with a tile roof	\$105,000	\$3,160	\$598	\$250	\$350	\$21,150		
4 #REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!		
Paired Sales Analysis Shows:-									
Clad dwelling allow to \$476/m2 to \$577/m2									
Brick dwelling allow \$598/m2									
		Valuer		Registration #					
Prepared by	Leisa Ticehurst			21066					
Reviewed by	James Dedman			3901					
Date Reviewed									

TOTTENHAM LGA Summary								
Address	Construction	Purchase Price	Est. Land Value	Living areas	Outdoor areas	Car	Ancillary improvements	Comments
1 1 cargelligo Street Tullibigeal site area 1619 sold 11/06/2015	Single storey 3 bedroom 1 bathroom circa 1950's weatherboard clad dwelling with a corrugated metal roof	\$26,000	\$800	\$172	\$25	\$30	\$11,800	
2 5 Mulga Street Tullibigeal site area 1808m2 sold 09/07/2015	Single storey fibrous cement/GI dwelling	\$95,000	\$900	\$400	\$0	\$0	\$8,000	
Paired Sales Analysis Shows:-								
Clad dwelling allow to \$172/m2 to \$400/m2								
Brick dwelling allow \$/m2								
	Valuer	Registration #						
Prepared by	Leisa Ticehurst	21066						
Reviewed by	James Dedman	3901						
Date Reviewed								