

## Residential Ancillary Schedule of Added Value of Improvements

Year: 2016/2017

Contract: Griffith & Wagga Wagga



Ground Improvements	Lump sum		
<b>Villa/Terrace</b>			
Small courtyard, fencing, clothesline, paths, small garden	\$4000-\$12000		
<b>Typical residential block of say 700m<sup>2</sup>.</b>			
<b>Minimal:</b> Fencing, lawn, path, clothesline.	\$2,000-\$4,000		
<b>Basic:</b> Fencing, lawn, drive, paths, clothes line, small garden shed, some landscaping and gardens.	\$4,000-\$8,000		
<b>Typical:</b> fencing, lawns, drive, paths, clothesline, small garden shed, established gardens and landscaping	\$8,000-\$13,000		
<b>Above average:</b> fencing, lawns, drive, paths, clothes line, garden sheds, established prof. designed gardens and landscaping	\$13000-\$25000		
<b>Superior:</b> fencing, lawns, drive, paths, clothes line, garden sheds, established prof. designed gardens and landscaping, paving/retaining/decorative features.	\$25000+		
<b>Large lot residential - 1ha</b>			
<b>Minimal:</b> post and wire boundary fencing, lawn, clothesline, gravel drive to house, paths.	\$2000-\$8000		
<b>Basic:</b> Post and wire fencing, lawns, gravel drive to house, paths, clothes line, small garden shed, some landscaping and gardens.	\$8000-\$15000		
<b>Typical:</b> post and wire fencing, lawns, gravel drive, paths, clothesline, small garden sheds, established gardens and landscaping	\$15000-\$25000		
<b>Above average:</b> fencing, lawns, drive, paths, clothes line, garden sheds, established prof. designed gardens and landscaping	\$25000-\$40000		
<b>Superior:</b> fencing, lawns, drive, paths, clothes line, garden sheds, established prof. designed gardens and landscaping, paving/retaining/decorative features.	\$40000+		
<b>Bottom range      Mid Range      Top Range</b>			
<b>Pergola/Verandah/Entertaining area</b>			
<i>Basic: Concrete/dirt floor, timber/steel frame, corrugated Perspex/metal roof - very basic construction.</i>	\$50psm	\$150psm	\$300psm
<i>Good: Concrete or basic timber floor, timber/steel frame, corrugated Perspex/metal roof - perhaps pitched roof, ceiling fan. Overall good quality construction.</i>	\$100psm	\$300psm	\$500psm
<i>Superior: Timber decking floor, timber steel frame, corrugated Perspex/metal roof, perhaps pitched roof, ceiling fans, railing</i>	\$200psm	\$500psm	\$700psm
<b>Bottom range      Mid Range      Top Range</b>			
<b>Detached Vehicle Accommodation and sheds</b>			
<i>Note: Watch added value. Surplus accommodation may have only storage value. Toilets/workshops add extra</i>			
Single carport (simple)	\$500	\$1,500	\$3,000
Double carport (simple steel/wooden posts, iron roof)	\$1,000	\$3,000	\$6,000
Double carport (sturdy construction, pitched roof)	\$3,000	\$5,000	\$8,000
Single garage fibro/weatherboard/ colorbond/metal detached	\$500	\$4,000	\$6,000
Double garage fibro/weatherboard/ colorbond/metal detached	\$1,000	\$6,000	\$10,000
Single garage brick detached	\$1,000	\$5,000	\$10,000
Double garage brick detached	\$5,000	\$10,000	\$15,000
Double colorbond garage with double carport attached	\$7,500	\$12,500	\$17,500
Small, typical garden shed	\$250	\$500	\$1,000

Machinery shed/workshop (corrugated iron walls, concrete floor). (Watch added value)	\$5,000	\$10,000	\$15,000
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<b>Sleep out/studio</b>	<b>Bottom range</b>	<b>Mid Range</b>	<b>Top Range</b>
Studio, lined with power.	\$5,000	\$10,000	\$15,000
Sleep out with kitchen/bathroom facilities	\$10,000	\$15,000	\$30,000
<b>Tennis Courts</b>	<b>Bottom range</b>	<b>Mid Range</b>	<b>Top Range</b>
Including drainage, 3.6m chain-wire fencing, nets and posts, surface finish. As new costs are averaged and sourced from Rawlinsons with a country loading.			
Grass	\$2,000	\$10,000	\$22,500
Bituminous concrete	\$5,000	\$12,500	\$32,000
Rebound Synpave	\$5,000	\$15,000	\$46,000
Sportgrass	\$5,000	\$20,000	\$57,500
<b>Swimming Pools</b>	<b>Bottom range</b>	<b>Mid Range</b>	<b>Top Range</b>
Fibreglass above-ground pool and surrounds	\$5,000	\$15,000	\$35,000
Concrete/pebblecrete in-ground pool and surrounds	\$10,000	\$25,000	\$60,000
<b>Water Improvements</b>	<b>Bottom range</b>	<b>Mid Range</b>	<b>Top Range</b>
Typical water storage tanks 10,000L	\$500	\$2,000	\$3,000
<b>Notes</b>			
<p>A very high level of consideration must be given to the overall added value of ancillary improvements in comparison to - the value of the dwelling and in comparison to the overall sales price. Full value is not always appropriate to be given e.g. where a basic house has an overcapitalised level of ancillary improvements. Where full value is not given, you must state in the analysis why not.</p> <p>Adjustments may be made for smaller/larger blocks, also blocks with substantial retaining and paving. Additional allowances will be made for paved driveways, decorative/brick/security fencing, additional landscaping or substantially larger blocks.</p> <p>These items can be included in a lump sum ground improvements: fencing, drive, paths, paving, lawns, gardens, small garden shed.</p> <p>These items should always be separately calculated: pool, garage, carport, workshop/larger shed, pergola/entertaining area, sleep out,</p>			