



# 2018 Base Date

---

## Byron/Tweed R&T Valuation Contract

V4 November 2018

**Updated 14/12/2018**

### **Disclaimer - Purpose of this Report**

The purpose of this Added Value of Improvements Table is to provide information to assist in the understanding of sales analysis for the determination of the 1 July 2018 Land Value recommendations in Byron and Tweed LGA's. The table has been produced on behalf of the NSW Valuer General for rating and taxing purposes only. The schedule is for the specific use of the Valuer General only and is not to be used by any other party for any other purpose.

The Added Value of Improvement rates expressed in this report are market based and have been determined in accordance with instructions and assumptions contained in the Rating and Taxing Procedure Manual v7.2.1. We caution that the added value rate/m<sup>2</sup> for the main improvement as included in this schedule has been calculated to include all areas under the main roof, inclusive of main living areas, verandahs, patio's, decks and garages etc under the main roof, as required under instructions from PNSW. This results in significant variations in the added value rates.

The Valuer General and Valuers Australia disclaims any liability to any person who acts or omits to act on the basis of the information contained in this Table. More information on the valuation process is available from the Valuer General's website at [www.valuergeneral.nsw.gov.au/land\\_values](http://www.valuergeneral.nsw.gov.au/land_values).

ADDED VALUE OF IMPROVEMENTS SCHEDULE					
Construction Style	Age	Size	Condition	Applicable to Category Y/N	Value Range
Double Brick/Rendered Brick/Concrete	2000-Current	>300m2	As New	Y	1300-1800
			Good	Y	1200-1600
			Fair	Y	900-1350
			Poor	Y	750-950
	200-300m2		As New	Y	1200-2350
			Good	Y	900-2000
			Fair	Y	900-1400
			Poor	Y	700-950
	120-200m2		As New	Y	1400-2500
			Good	Y	1100-1700
			Fair	Y	1100-1600
			Poor	Y	800-1400
	<120m2		As New	Y	1400-2800
			Good	Y	1100-1900
			Fair	Y	900-1400
			Poor	Y	600-950
Double Brick/Rendered Brick/Concrete	1960-1999	>300m2	As New	Y	1200-1800
			Good	Y	850-1250
			Fair	Y	700-1050
			Poor	Y	650-850
	200-300m2		As New	Y	1200-1900
			Good	Y	900-1350
			Fair	Y	750-1100
			Poor	Y	650-850
	120-200m2		As New	Y	1200-2000
			Good	Y	900-1700
			Fair	Y	850-1550
			Poor	Y	700-1000
	<120m2		As New	Y	1100-1900
			Good	Y	1100-1700
			Fair	Y	900-1400
			Poor	Y	650-1000
Double Brick/Rendered Brick/Concrete	1945-1960	>300m2	As New	Y	1200-1800
			Good	Y	850-1350
			Fair	Y	750-1050
			Poor	Y	650-850
	200-300m2		As New	Y	1200-1900
			Good	Y	900-1350
			Fair	Y	750-1100
			Poor	Y	650-850
	120-200m2		As New	Y	1200-2500
			Good	Y	900-1700
			Fair	Y	850-1550
			Poor	Y	700-1250
	<120m2		As New	Y	1100-1900
			Good	Y	1100-1700
			Fair	Y	900-1400
			Poor	Y	650-1200
Double Brick/Rendered Brick/Concrete	1930-1945	>300m2	As New	Y	1200-2000
			Good	Y	850-1350
			Fair	Y	750-1050
			Poor	Y	650-850
	200-300m2		As New	Y	1200-2000
			Good	Y	900-1350
			Fair	Y	750-1100
			Poor	Y	650-850
	120-200m2		As New	Y	1300-2500
			Good	Y	1000-1700
			Fair	Y	850-1550
			Poor	Y	700-1250
	<120m2		As New	Y	1500-2800
			Good	Y	1350-1800
			Fair	Y	1000-1550
			Poor	Y	650-1200
Double Brick/Rendered Brick/Concrete	Pre 1930	>300m2	As New	Y	1200-2000
			Good	Y	850-1350
			Fair	Y	750-1050
			Poor	Y	650-850
	200-300m2		As New	Y	1200-1900
			Good	Y	900-1350
			Fair	Y	750-1100
			Poor	Y	650-850
	120-200m2		As New	Y	1300-2500
			Good	Y	1000-1800
			Fair	Y	850-1550
			Poor	Y	700-1250
	<120m2		As New	Y	1500-2800
			Good	Y	1350-1900
			Fair	Y	1000-1550
			Poor	Y	650-1200

ADDED VALUE OF IMPROVEMENTS SCHEDULE						
Construction Style	Age	Size	Condition	Applicable to Category Y/N	Value Range	
Brick Veneer	2000-Current	>300m2	As New	Y	1200-1650	
			Good	Y	1000-1500	
			Fair	Y	900-1300	
			Poor	Y	600-800	
		200-300m		As New	Y	1300-1750
				Good	Y	950-1450
				Fair	Y	850-1100
				Poor	Y	650-850
		120-200m		As New	Y	1350-1850
				Good	Y	950-1450
				Fair	Y	900-1200
				Poor	Y	650-900
		<120m2		As New	Y	1400-1950
				Good	Y	900-1600
				Fair	Y	850-1400
				Poor	Y	700-900
Brick Veneer	1960-1999	>300m2	As New	Y	1000-1400	
			Good	Y	850-1250	
			Fair	Y	750-1050	
			Poor	Y	600-900	
		200-300m		As New	Y	1000-1500
				Good	Y	800-1350
				Fair	Y	750-1100
				Poor	Y	650-850
		120-200m		As New	Y	1000-1600
				Good	Y	875-1450
				Fair	Y	750-1400
				Poor	Y	650-1000
		<120m2		As New	Y	1100-1800
				Good	Y	900-1550
				Fair	Y	850-1350
				Poor	Y	750-1000
Brick Veneer	1945-1960	>300m2	As New	Y	1200-1500	
			Good	Y	850-1250	
			Fair	Y	750-1050	
			Poor	Y	600-900	
		200-300m		As New	Y	1100-1600
				Good	Y	900-1250
				Fair	Y	750-1100
				Poor	Y	650-850
		120-200m		As New	Y	1200-1900
				Good	Y	900-1250
				Fair	Y	750-1100
				Poor	Y	650-850
		<120m2		As New	Y	1300-2000
				Good	Y	900-1600
				Fair	Y	850-1350
				Poor	Y	750-1000
Brick Veneer	1930-1945	>300m2	As New	Y	1200-1500	
			Good	Y	850-1250	
			Fair	Y	750-1050	
			Poor	Y	600-900	
		200-300m		As New	Y	1100-1600
				Good	Y	900-1250
				Fair	Y	750-1100
				Poor	Y	600-850
		120-200m		As New	Y	1200-1800
				Good	Y	800-1500
				Fair	Y	750-1100
				Poor	Y	650-850
		<120m2		As New	Y	1300-1900
				Good	Y	900-1600
				Fair	Y	750-1250
				Poor	Y	650-1000

ADDED VALUE OF IMPROVEMENTS SCHEDULE					
Construction Style	Age	Size	Condition	Applicable to Category Y/N	Value Range
<b>Weatherboard</b>	2000-Current	>300m2	As New	Y	1400-2500
			Good	Y	1200-2000
			Fair	Y	800-1500
			Poor	Y	700-1000
		200-300m	As New	Y	1300-2600
			Good	Y	1150-1850
			Fair	Y	900-1500
			Poor	Y	750-1100
		120-200m	As New	Y	1500-3750
			Good	Y	1300-2500
			Fair	Y	1000-1500
			Poor	Y	750-1250
<120m2	As New	Y	1600-3800		
	Good	Y	1300-2800		
	Fair	Y	1000-1800		
	Poor	Y	750-1350		
<b>Weatherboard</b>	1960-1999	>300m2	As New	Y	1300-2400
			Good	Y	1000-1600
			Fair	Y	900-1400
			Poor	Y	750-1000
		200-300m	As New	Y	1200-2500
			Good	Y	1100-2000
			Fair	Y	750-1400
			Poor	Y	650-900
		120-200m	As New	Y	1400-3750
			Good	Y	900-2750
			Fair	Y	800-1700
			Poor	Y	700-1400
<120m2	As New	Y	1500-3850		
	Good	Y	1200-2900		
	Fair	Y	900-1800		
	Poor	Y	750-1500		
<b>Weatherboard</b>	1945-1960	>300m2	As New	Y	1500-2800
			Good	Y	1000-2700
			Fair	Y	900-1500
			Poor	Y	750-1200
		200-300m	As New	Y	1350-3000
			Good	Y	1100-2500
			Fair	Y	750-1600
			Poor	Y	650-1300
		120-200m	As New	Y	1600-3900
			Good	Y	1100-2900
			Fair	Y	800-1800
			Poor	Y	700-1500
<120m2	As New	Y	1650-4000		
	Good	Y	1300-3000		
	Fair	Y	950-1900		
	Poor	Y	700-1500		
<b>Weatherboard</b>	1930-1945	>300m2	As New	Y	1600-3000
			Good	Y	1250-2700
			Fair	Y	800-1800
			Poor	Y	700-1400
		200-300m	As New	Y	1600-3500
			Good	Y	1250-2800
			Fair	Y	800-2000
			Poor	Y	700-1500
		120-200m	As New	Y	1700-4000
			Good	Y	1300-3000
			Fair	Y	800-1900
			Poor	Y	700-1500
<120m2	As New	Y	1650-4000		
	Good	Y	1300-3000		
	Fair	Y	950-2000		
	Poor	Y	700-1600		
<b>Weatherboard</b>	Pre 1930	>300m2	As New	Y	1600-3500
			Good	Y	1250-2900
			Fair	Y	800-1800
			Poor	Y	700-1200
		200-300m	As New	Y	1700-3800
			Good	Y	1400-3250
			Fair	Y	800-2500
			Poor	Y	700-1500
		120-200m	As New	Y	1700-4000
			Good	Y	1400-3500
			Fair	Y	800-2500
			Poor	Y	700-1600
<120m2	As New	Y	1800-4200		
	Good	Y	1500-3600		
	Fair	Y	800-2500		
	Poor	Y	700-1800		

ADDED VALUE OF IMPROVEMENTS SCHEDULE					
Construction Style	Age	Size	Condition	Applicable to Category Y/N	Value Range
<b>Fibrous Cement</b>	2000-Curre	>300m2	As New	Y	900-1650
			Good	Y	900-1400
			Fair	Y	750-1200
			Poor	Y	500-800
		200-300m	As New	Y	950-1700
			Good	Y	900-1500
			Fair	Y	750-1250
			Poor	Y	500-750
		120-200m	As New	Y	1200-2300
			Good	Y	900-2000
			Fair	Y	750-1250
			Poor	Y	600-800
	<120m2	As New	Y	1400-2500	
		Good	Y	900-2400	
		Fair	Y	850-1350	
		Poor	Y	650-850	
<b>Fibrous Cement</b>	1960-1999	>300m2	Good	Y	850-1300
			Fair	Y	750-1100
			Poor	Y	600-950
			200-300m	Good	Y
	Fair	Y		750-1150	
	Poor	Y		600-800	
		120-200m	Good	Y	900-1450
			Fair	Y	750-1250
			Poor	Y	500-750
		<120m2	Good	Y	1000-1600
			Fair	Y	850-1300
			Poor	Y	550-850
<b>Fibrous Cement</b>	1945-1960	>300m2	Good	Y	850-1250
			Fair	Y	750-1100
			Poor	Y	600-800
			200-300m	Good	Y
	Fair	Y		750-1100	
	Poor	Y		550-800	
		120-200m	Good	Y	900-1350
			Fair	Y	750-950
			Poor	Y	500-800
		<120m2	Good	Y	1000-1550
			Fair	Y	850-1250
			Poor	Y	600-850
<b>Fibrous Cement</b>	1930-1945	>300m2	Good	Y	850-1250
			Fair	Y	750-1100
			Poor	Y	600-800
			200-300m	Good	Y
	Fair	Y		750-1100	
	Poor	Y		550-800	
		120-200m	Good	Y	900-1300
			Fair	Y	750-900
			Poor	Y	500-750
		<120m2	Good	Y	1000-1500
			Fair	Y	850-1200
			Poor	Y	650-850
<b>Fibrous Cement</b>	Pre 1930	>300m2	Good	Y	850-1250
			Fair	Y	750-1100
			Poor	Y	600-800
			200-300m	Good	Y
	Fair	Y		750-1100	
	Poor	Y		550-800	
		120-200m	Good	Y	900-1300
			Fair	Y	750-900
			Poor	Y	500-750
		<120m2	Good	Y	1000-1500
			Fair	Y	850-1200
			Poor	Y	650-850

ADDED VALUE OF IMPROVEMENTS SCHEDULE						
Construction Style	Age	Size	Condition	Applicable to Category Y/N	Value Range	
Prestige/Architectural	2000-Current	>300m2	As New	Y	2500-4200+	
			Good	Y	2200-3700	
			Fair	Y	1800-3000	
			Poor	Y	1000+	
			200-300m2	As New	Y	2600-4500+
				Good	Y	2300-3600
				Fair	Y	1900-3100
				Poor	Y	1000+
			120-200m2	As New	Y	2700-4500+
				Good	Y	2400-3700
				Fair	Y	2000-3200
				Poor	Y	1000+
			<120m2	As New	Y	2700-4500+
				Good	Y	2400-3700
				Fair	Y	2000-3200
				Poor	Y	1000+
Prestige/Architectural	1960-1999	>300m2	As New	Y	1800+	
			Good	Y	1800+	
			Fair	Y	1500+	
			Poor	Y	1000+	
			200-300m2	As New	Y	2100+
				Good	Y	2100+
				Fair	Y	1600+
				Poor	Y	1100+
			120-200m2	As New	Y	2200+
				Good	Y	2200+
				Fair	Y	1700+
				Poor	Y	1200+

ADDED VALUE OF IMPROVEMENTS SCHEDULE					
Construction Style	Age	Size	Condition	Applicable to Category Y/N	Value Range
Other (Colorbond etc)	2000-Current	>300m2	As New	Y	900-1650
			Good	Y	900-1400
			Fair	Y	750-1200
			Poor	Y	500-800
		200-300m2	As New	Y	950-2000
			Good	Y	900-1700
			Fair	Y	750-1250
			Poor	Y	500-750
		120-200m2	As New	Y	1200-1750
			Good	Y	900-2000
			Fair	Y	750-1100
			Poor	Y	600-800
	<120m2	As New	Y	1400-2600	
		Good	Y	1000-2200	
		Fair	Y	850-1400	
		Poor	Y	650-1000	
Other (Colorbond etc)	1960-1999	>300m2	Good	Y	850-1300
			Fair	Y	750-1100
			Poor	Y	600-950
			200-300m2	Good	Y
	Fair	Y		750-1150	
	Poor	Y		600-800	
		120-200m2	Good	Y	900-1450
			Fair	Y	750-1250
			Poor	Y	500-750
		<120m2	Good	Y	1000-1600
			Fair	Y	850-1300
			Poor	Y	550-850
Other (Colorbond etc)	1945-1960	>300m2	Good	Y	850-1250
			Fair	Y	750-1100
			Poor	Y	600-800
			200-300m2	Good	Y
	Fair	Y		750-1100	
	Poor	Y		550-800	
		120-200m2	Good	Y	900-1350
			Fair	Y	750-950
			Poor	Y	500-800
		<120m2	Good	Y	1000-1550
			Fair	Y	850-1250
			Poor	Y	600-850
Other (Colorbond etc)	1930-1945	>300m2	Good	Y	850-1250
			Fair	Y	750-1100
			Poor	Y	600-800
			200-300m2	Good	Y
	Fair	Y		750-1100	
	Poor	Y		550-800	
		120-200m2	Good	Y	900-1300
			Fair	Y	750-900
			Poor	Y	500-750
		<120m2	Good	Y	1000-1500
			Fair	Y	850-1200
			Poor	Y	650-850
Other (Colorbond etc)	Pre 1930	>300m2	Good	Y	850-1250
			Fair	Y	750-1100
			Poor	Y	600-800
			200-300m2	Good	Y
	Fair	Y		750-1100	
	Poor	Y		550-800	
		120-200m2	Good	Y	900-1300
			Fair	Y	750-900
			Poor	Y	500-750
		<120m2	Good	Y	1000-1500
			Fair	Y	850-1200
			Poor	Y	650-850