


LISMORE CONTRACT AREA ADDED VALUE OF IMPROVEMENTS

2018	CLARENCE VALLEY		DWELLING CONSTRUCTION					
			Fibro/Timber/Wtex		Brick Veneer		Full Brick/Rendered	
AGE	SIZE	CONDITION	VALUE RANGE \$/SQM		VALUE RANGE \$/SQM		VALUE RANGE \$/SQM	
2000-CURRENT	>300m2	As NEW	980	1625	1020	1650	1050	1750
		Good	740	1375	780	1400	780	1500
		Fair	620	1175	660	1200	660	1300
		Poor	460	950	480	975	500	1075
	200-300m2	As NEW	960	1575	1000	1625	1000	1725
		Good	720	1325	760	1350	760	1450
		Fair	600	1125	640	1150	640	1250
		Poor	440	925	460	950	480	1050
	120-200m2	As NEW	960	1575	1000	1600	1000	1700
		Good	720	1325	760	1350	760	1450
		Fair	600	1125	640	1150	640	1250
		Poor	440	925	460	950	480	1050
	<120m2	As NEW	960	1575	1000	1600	1000	1700
		Good	720	1325	760	1350	760	1450
		Fair	600	1125	640	1150	640	1250
		Poor	440	900	460	925	480	1000
1960-1999	>300m2	As NEW	980	1625	1000	1650	1050	1750
		Good	720	1350	760	1375	760	1475
		Fair	600	1150	640	1175	640	1275
		Poor	440	925	460	950	480	1050
	200-300m2	As NEW	960	1575	1000	1600	1000	1725
		Good	700	1300	740	1325	740	1425
		Fair	580	1100	620	1125	620	1225
		Poor	420	900	440	925	460	1025
	120-200m2	As NEW	960	1575	1000	1600	1000	1700
		Good	700	1300	740	1325	740	1425
		Fair	580	1100	620	1125	620	1225
		Poor	420	900	440	925	460	1025
	<120m2	As NEW	960	1575	1000	1600	1000	1700
		Good	700	1300	740	1325	740	1425
		Fair	580	1100	620	1125	620	1225
		Poor	420	875	440	900	460	975
1945-1960	>300m2	As NEW	980	1625	1000	1600	1020	1750
		Good	700	1325	740	1350	740	1450
		Fair	580	1125	620	1150	620	1250
		Poor	420	900	440	925	460	1025
	200-300m2	As NEW	960	1575	1000	1600	1000	1725
		Good	680	1275	720	1300	720	1400
		Fair	560	1075	600	1100	600	1200
		Poor	400	875	420	900	440	1000
	120-200m2	As NEW	960	1575	1000	1600	1000	1700
		Good	680	1275	720	1300	720	1400
		Fair	560	1075	600	1100	600	1200
		Poor	400	875	420	900	440	1000
	<120m2	As NEW	960	1575	1000	1600	1000	1700
		Good	680	1275	720	1300	720	1400
		Fair	560	1075	600	1100	600	1200
		Poor	400	850	420	875	440	950

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2018				DWELLING CONSTRUCTION							
				Fibro/Timber/Wtex		Brick Veneer		Full Brick/Rendered			
AGE	SIZE	CONDITION	VALUE RANGE \$/SQM		VALUE RANGE \$/SQM		VALUE RANGE \$/SQM				
1930-1945	>300m2	As NEW	980	1625	1000	1600	1020	1750			
		Good	680	1300	720	1325	720	1425			
		Fair	560	1100	600	1125	600	1225			
		Poor	400	875	420	900	440	1000			
	200-300m2	As NEW	960	1575	1000	1600	1000	1725			
		Good	660	1250	700	1275	700	1375			
		Fair	540	1050	580	1075	580	1175			
		Poor	380	850	400	875	420	975			
	120-200m2	As NEW	960	1575	1000	1600	1000	1700			
		Good	660	1250	700	1275	700	1375			
		Fair	540	1050	580	1075	580	1175			
		Poor	380	850	400	875	420	975			
	<120m2	As NEW	960	1575	1000	1600	1000	1700			
		Good	660	1250	700	1275	700	1375			
		Fair	540	1050	580	1075	580	1175			
		Poor	380	825	400	850	420	925			
PRE 1930	>300m2	As NEW	980	1625	1000	1600	1020	1750			
		Good	660	1275	700	1300	700	1400			
		Fair	540	1075	580	1100	580	1200			
		Poor	380	850	400	875	420	975			
	200-300m2	As NEW	960	1575	1000	1600	1000	1725			
		Good	640	1225	680	1250	680	1350			
		Fair	520	1025	560	1050	560	1150			
		Poor	360	825	380	850	400	950			
	120-200m2	As NEW	960	1575	1000	1600	1000	1700			
		Good	640	1225	680	1250	680	1350			
		Fair	520	1025	560	1050	560	1150			
		Poor	360	825	380	850	400	950			
	<120m2	As NEW	960	1575	1000	1600	1000	1700			
		Good	640	1225	680	1250	680	1350			
		Fair	520	1025	560	1050	560	1150			
		Poor	360	800	380	825	400	900			

Please Note - The above net rates covers main dwelling inclusive of garages & verandahs.

When undertaking individual sales analysis it is not expected that all sales will fit neatly within the value range shown above. Where the added value of improvements falls outside the value range, we, the contractor, will provide an explanation in the sale "comments field" as to why this particular sale falls outside the applicable value range. This will often occur when an older building has had some degree of renovation or where there are additional bathrooms/ensuites included in the improvements which therefore moves its position in the value range provided in the main table.

It should be noted that there are in excess of 225 table ranges for all the properties in "The Contract Area". It is often not possible, or feasible to do this many paired sales annually. For this reason, the paired sales are reviewed against our tables annually to check where adjustments are required. If there is evidence of movement, a review of the relationship between the "Added Value of Improvements" and of "Replacement Cost" levels are carried out. If there is a clear movement for both of these areas, the increase is carried across all improvement standards or adjusted to fit the different categories as required. Replacement costs used are a general guide as standards, labour, quality, etc can vary quite considerably. They are based on information from a number of resources supplied to SCVS - ie Local builders, Rawlinsons, project home developers, DA information collected etc.