



INLAND PACIFIC
PROPERTY GROUP PTY LTD
INDEPENDENT VALUERS & CONSULTANTS

ADDED VALUE OF IMPROVEMENTS SCHEDULES

Coffs Harbour and Kempsey Contract Area

Base Date: 1st July 2018

Double/Cavity Brick Construction (Face brick & rendered finishes).

Generally comprising concrete tile or Colourbond sheet roofing.

Added Value of Improvements Schedule – 2018						
Construction Type/Style	Age Range	Size – m ² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m ²	
Double/Cavity Brick (Face brick & rendered finishes). Generally conc. tile or Colourbond sheet roofing.	2000 – Current	300m ² +	As New	Y	1,400 – 1,800	
			Good	Y	1,150 – 1,400	
			Fair	Y	950 – 1,150	
			Poor	N	N/A	
		220m ² – 300m ²	As New	Y	1,500 – 1,850	
			Good	Y	1,200 – 1,500	
			Fair	Y	1,000 – 1,200	
			Poor	N	N/A	
		120m ² – 220m ²	As New	Y	1,550 – 1,900	
			Good	Y	1,250 – 1,550	
			Fair	Y	1,050 – 1,250	
			Poor	N	N/A	
		Less than 120m ²	As New	Y	1,600 – 1,950	
			Good	Y	1,300 – 1,600	
			Fair	Y	1,100 – 1,300	
			Poor	N	N/A	
	1980 – 1999	300m ² +	As New	Y	1,350 – 1,700	
			Good	Y	1,050 – 1,350	
			Fair	Y	850 – 1,050	
			Poor	Y	650 - 850	
		220m ² – 300m ²	As New	Y	1,400 – 1,750	
			Good	Y	1,100 – 1,400	
			Fair	Y	900 – 1,100	
			Poor	Y	700 - 900	
		120m ² – 220m ²	As New	Y	1,450 – 1,800	
			Good	Y	1,150 – 1,450	
			Fair	Y	950 – 1,150	
			Poor	Y	750 - 950	
		Less than 120m ²	As New	Y	1,500 – 1,850	
			Good	Y	1,200 – 1,500	
			Fair	Y	1,000 – 1,200	
			Poor	Y	800 – 1,000	
		1960 – 1979	300m ² +	As New	N	N/A
				Good	Y	950 – 1,200
				Fair	Y	750 – 950
				Poor	Y	550 - 750
220m ² – 300m ²	As New		N	N/A		
	Good		Y	1,000 – 1,300		
	Fair		Y	800 – 1,000		
	Poor		Y	600 - 800		
120m ² – 220m ²	As New		N	N/A		
	Good		Y	1,050 – 1,350		
	Fair		Y	850 – 1,050		
	Poor		Y	650 - 850		
Less than 120m ²	As New		N	N/A		
	Good		Y	1,100 – 1,400		
	Fair		Y	900 – 1,100		
	Poor		Y	700 - 900		

Added Value of Improvements Schedule – 2018

Construction Type/Style	Age Range	Size – m ² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m ²
Double/Cavity Brick (Face brick & rendered finishes). Generally conc. tile or Colourbond sheet roofing.	Post War 1945 – 1959	300m ² +	As New	N	N/A
			Good	Y	900 – 1,200
			Fair	Y	700 - 900
			Poor	Y	500 - 700
		220m ² – 300m ²	As New	N	N/A
			Good	Y	950 – 1,250
			Fair	Y	750 – 950
			Poor	Y	550 - 750
		120m ² – 220m ²	As New	N	N/A
			Good	Y	1,000 – 1,300
			Fair	Y	800 – 1,000
			Poor	Y	600 - 800
		Less than 120m ²	As New	N	N/A
			Good	Y	1,050 – 1,350
			Fair	Y	850 – 1,050
			Poor	Y	650 - 850
	Pre 1945	300m ² +	As New	N	N/A
			Good	Y	850 – 1,150
			Fair	Y	650 - 850
			Poor	Y	450 - 650
		220m ² – 300m ²	As New	N	N/A
			Good	Y	900 – 1,200
			Fair	Y	700 - 900
			Poor	Y	500 - 700
		120m ² – 220m ²	As New	N	N/A
			Good	Y	950 – 1,250
			Fair	Y	750 – 950
			Poor	Y	550 - 750
Less than 120m ²	As New	N	N/A		
	Good	Y	1,000 – 1,300		
	Fair	Y	800 – 1,000		
	Poor	Y	600 - 800		

Brick Veneer Construction (Face brick & rendered finishes).

Generally comprising concrete tile or Colourbond sheet roofing.

Added Value of Improvements Schedule – 2018					
Construction Type/Style	Age Range	Size – m ² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m ²
Brick Veneer (Face brick & rendered finishes). Generally conc. tile or Colourbond sheet roofing.	2000 – Current	300m ² +	As New	Y	1,350 – 1,650
			Good	Y	1,100 – 1,350
			Fair	Y	850 – 1,100
			Poor	N	N/A
		220m ² – 300m ²	As New	Y	1,400 – 1,700
			Good	Y	1,150 – 1,400
			Fair	Y	900 – 1,150
			Poor	N	N/A
		120m ² – 220m ²	As New	Y	1,450 – 1,750
			Good	Y	1,200 – 1,450
			Fair	Y	950 – 1,200
			Poor	N	N/A
		Less than 120m ²	As New	Y	1,500 – 1,800
			Good	Y	1,250 – 1,500
			Fair	Y	1,000 – 1,250
			Poor	N	N/A
	1980 – 1999	300m ² +	As New	Y	1,250 – 1,550
			Good	Y	1,000 – 1,250
			Fair	Y	750 – 1,000
			Poor	Y	600 - 750
		220m ² – 300m ²	As New	Y	1,300 – 1,600
			Good	Y	1,050 – 1,300
			Fair	Y	800 – 1,050
			Poor	Y	650 - 800
		120m ² – 220m ²	As New	Y	1,350 – 1,650
			Good	Y	1,100 – 1,350
			Fair	Y	850 – 1,100
			Poor	Y	700 - 850
		Less than 120m ²	As New	Y	1,400 – 1,700
			Good	Y	1,150 – 1,400
			Fair	Y	900 – 1,150
			Poor	Y	750 - 900
	1960 – 1979	300m ² +	As New	N	N/A
			Good	Y	900 – 1,150
			Fair	Y	650 - 900
			Poor	Y	500 - 650
220m ² – 300m ²		As New	N	N/A	
		Good	Y	950 – 1,200	
		Fair	Y	700 – 950	
		Poor	Y	550 - 700	
120m ² – 220m ²		As New	N	N/A	
		Good	Y	1,000 – 1,250	
		Fair	Y	750 – 1,000	
		Poor	Y	600 - 750	
Less than 120m ²		As New	N	N/A	
		Good	Y	1,050 – 1,300	
		Fair	Y	800 – 1,050	
		Poor	Y	650 - 800	

Added Value of Improvements Schedule – 2018

Construction Type/Style	Age Range	Size – m ² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m ²
Brick Veneer (Face brick & rendered finishes). Generally conc. tile or Colourbond sheet roofing.	Post War 1945 – 1959	300m ² +	As New	N	N/A
			Good	Y	850 – 1,100
			Fair	Y	600 - 850
			Poor	Y	450 - 600
		220m ² – 300m ²	As New	N	N/A
			Good	Y	900 – 1,150
			Fair	Y	650 – 900
			Poor	Y	500 - 650
		120m ² – 220m ²	As New	N	N/A
			Good	Y	950 – 1,200
			Fair	Y	700 – 950
			Poor	Y	550 - 700
		Less than 120m ²	As New	N	N/A
			Good	Y	1,000 – 1,250
			Fair	Y	750 – 1,000
			Poor	Y	600 - 750
	Pre 1945	300m ² +	As New	N	N/A
			Good	Y	800 – 1,050
			Fair	Y	550 – 800
			Poor	Y	400 – 550
		220m ² – 300m ²	As New	N	N/A
			Good	Y	850 – 1,100
			Fair	Y	600 - 850
			Poor	Y	450 - 600
		120m ² – 220m ²	As New	N	N/A
			Good	Y	900 – 1,150
			Fair	Y	650 - 900
			Poor	Y	500 - 650
Less than 120m ²	As New	N	N/A		
	Good	Y	950 – 1,200		
	Fair	Y	700 – 950		
	Poor	Y	550 – 700		

Timber Framed & Clad Construction (Incl AC/FC/WB/HP/PVC etc exterior wall cladding).

Generally comprising corrugated sheet iron, Colourbond sheet, pressed metal/Decrabond or concrete tile roofing.

Added Value of Improvements Schedule – 2018						
Construction Type/Style	Age Range	Size – m ² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m ²	
Timber Framed & Clad – AC/FC/WB/HP/PVC etc. Generally with corrugated iron, Colourbond, Decrabond or conc. tile roofing.	2000 – Current	300m ² +	As New	Y	1,250 – 1,500	
			Good	Y	1,000 – 1,250	
			Fair	Y	800 – 1,000	
			Poor	N	N/A	
		220m ² – 300m ²	As New	Y	1,300 – 1,550	
			Good	Y	1,050 – 1,300	
			Fair	Y	850 – 1,050	
			Poor	N	N/A	
		120m ² – 220m ²	As New	Y	1,350 – 1,600	
			Good	Y	1,100 – 1,350	
			Fair	Y	900 – 1,100	
			Poor	N	N/A	
		Less than 120m ²	As New	Y	1,400 – 1,650	
			Good	Y	1,150 – 1,400	
			Fair	Y	950 – 1,150	
			Poor	N	N/A	
	1980 – 1999	300m ² +	As New	Y	1,150 – 1,400	
			Good	Y	900 – 1,150	
			Fair	Y	700 – 900	
			Poor	Y	550 – 700	
		220m ² – 300m ²	As New	Y	1,200 – 1,450	
			Good	Y	950 – 1,200	
			Fair	Y	750 – 950	
			Poor	Y	600 – 750	
		120m ² – 220m ²	As New	Y	1,250 – 1,500	
			Good	Y	1,000 – 1,250	
			Fair	Y	800 – 1,000	
			Poor	Y	650 – 800	
		Less than 120m ²	As New	Y	1,300 – 1,550	
			Good	Y	1,050 – 1,300	
			Fair	Y	850 – 1,050	
			Poor	Y	700 – 850	
		1960 – 1979	300m ² +	As New	N	N/A
				Good	Y	850 – 1,100
				Fair	Y	650 – 850
				Poor	Y	450 – 650
220m ² – 300m ²	As New		N	N/A		
	Good		Y	900 – 1,150		
	Fair		Y	700 – 900		
	Poor		Y	500 – 700		
120m ² – 220m ²	As New		N	N/A		
	Good		Y	950 – 1,200		
	Fair		Y	750 – 950		
	Poor		Y	550 – 750		
Less than 120m ²	As New		N	N/A		
	Good		Y	1,000 – 1,250		
	Fair		Y	800 – 1,000		
	Poor		Y	600 – 800		

Added Value of Improvements Schedule – 2018

Construction Type/Style	Age Range	Size – m ² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m ²
Timber Framed & Clad – AC/FC/WB/HP/PVC etc. Generally with corrugated iron, Colourbond, Decrabond or conc. tile roofing.	Post War 1945 – 1959	300m ² +	As New	N	N/A
			Good	Y	800 – 1,050
			Fair	Y	600 - 800
			Poor	Y	400 - 600
		220m ² – 300m ²	As New	N	N/A
			Good	Y	850 – 1,100
			Fair	Y	650 - 850
			Poor	Y	450 - 650
		120m ² – 220m ²	As New	N	N/A
			Good	Y	900 – 1,150
			Fair	Y	700 - 900
			Poor	Y	500 - 700
	Less than 120m ²	As New	N	N/A	
		Good	Y	950 – 1,200	
		Fair	Y	750 - 950	
		Poor	Y	550 - 750	
	Pre 1945	300m ² +	As New	N	N/A
			Good	Y	750 – 1,000
			Fair	Y	550 - 750
			Poor	Y	350 – 550
220m ² – 300m ²		As New	N	N/A	
		Good	Y	800 – 1,050	
		Fair	Y	600 - 800	
		Poor	Y	400 - 600	
120m ² – 220m ²		As New	N	N/A	
		Good	Y	850 – 1,100	
		Fair	Y	650 - 850	
		Poor	Y	450 - 650	
Less than 120m ²		As New	N	N/A	
		Good	Y	900 – 1,150	
		Fair	Y	700 - 900	
		Poor	Y	500 - 700	

Architect/Custom Design – Master Built. (Predominantly cavity brick or brick veneer construction with a range of feature exterior finishes Incl. rendered brick, FC sheet, villa board, CB, WB). Concrete tile or Colourbond sheet roofing.

Added Value of Improvements Schedule – 2018					
Construction Type/Style	Age Range	Size – m ² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m ²
Architect/Custom Design – Master Built. Predominantly cavity brick or brick veneer construction with a range of feature exterior finishes (Incl face brick, rendered brick, rendered FC sheet, villa board, WB, CB). Concrete tile or Colourbond sheet roofing.	2000 – Current	300m ² +	As New	Y	1,800 – 2,300
			Good	Y	1,300 – 1,800
			Fair	Y	950 – 1,300
			Poor	N	N/A
		220m ² – 300m ²	As New	Y	1,900 – 2,400
			Good	Y	1,400 – 1,900
			Fair	Y	1,050 – 1,400
			Poor	N	N/A
		120m ² – 220m ²	As New	Y	2,000 – 2,500
			Good	Y	1,500 – 2,000
			Fair	Y	1,150 – 1,500
			Poor	N	N/A
		Less than 120m ²	As New	N	N/A
			Good	N	N/A
			Fair	N	N/A
			Poor	N	N/A
	1980 – 1999	300m ² +	As New	Y	1,700 – 2,100
			Good	Y	1,300 – 1,700
			Fair	Y	1,000 – 1,300
			Poor	Y	700 – 1,000
		220m ² – 300m ²	As New	Y	1,800 – 2,200
			Good	Y	1,400 – 1,800
			Fair	Y	1,100 – 1,400
			Poor	Y	800 – 1,100
		120m ² – 220m ²	As New	Y	1,900 – 2,300
			Good	Y	1,500 – 1,900
			Fair	Y	1,200 – 1,500
			Poor	Y	900 – 1,200
		Less than 120m ²	As New	N	N/A
			Good	N	N/A
			Fair	N	N/A
			Poor	N	N/A
	1960 – 1979	300m ² +	As New	N	N/A
			Good	Y	1,250 – 1,600
			Fair	Y	1,000 – 1,250
			Poor	Y	700 – 1,000
		220m ² – 300m ²	As New	N	N/A
			Good	Y	1,300 – 1,650
			Fair	Y	1,050 – 1,300
			Poor	Y	750 – 1,050
120m ² – 220m ²		As New	N	N/A	
		Good	Y	1,350 – 1,700	
		Fair	Y	1,100 – 1,350	
		Poor	Y	800 – 1,100	
Less than 120m ²		As New	N	N/A	
		Good	N	N/A	
		Fair	N	N/A	
		Poor	N	N/A	

DISCLAIMER

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