

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 – m² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m²		
Double/Cavity Brick	2000 – Current	300m ² +	As New	Υ	1,400 - 1,800		
(Face brick &			Good	Υ	1,150 - 1,400		
rendered finishes).			Fair	Υ	950 – 1,150		
Generally conc. tile			Poor	N	N/A		
or Colourbond		220m ² – 300m ²	As New	Υ	1,500 - 1,850		
sheet roofing.			Good	Υ	1,200 – 1,500		
			Fair	Υ	1,000 – 1,200		
			Poor	N	N/A		
		120m ² – 220m ²	As New	Υ	1,550 - 1,900		
			Good	Υ	1,250 - 1,550		
			Fair	Υ	1,050 - 1,250		
			Poor	N	N/A		
		Less than 120m ²	As New	Υ	1,600 - 1,950		
			Good	Υ	1,300 - 1,600		
			Fair	Υ	1,100 – 1,300		
			Poor	N	N/A		
	1980 – 1999	300m ² +	As New	Υ	1,350 - 1,700		
			Good	Υ	1,050 - 1,350		
			Fair	Υ	850 - 1,050		
			Poor	Υ	650 - 850		
		220m² – 300m²	As New	Υ	1,400 - 1,750		
			Good	Υ	1,100 - 1,400		
			Fair	Υ	900 – 1,100		
			Poor	Υ	700 - 900		
		120m² – 220m²	As New	Υ	1,450 - 1,800		
			Good	Υ	1,150 – 1,450		
		_	Fair	Υ	950 – 1,150		
			Poor	Υ	750 - 950		
		Less than 120m ²	As New	Υ	1,500 - 1,850		
			Good	Υ	1,200 – 1,500		
			Fair	Υ	1,000 – 1,200		
		1000	Poor	Υ	800 – 1,000		
	1960 – 1979	300m ² +	As New	N	N/A		
			Good	Υ	950 – 1,200		
			Fair	Υ	750 – 950		
		220 3 222 3	Poor	Y	550 - 750		
	220m² – 30	220m ² – 300m ²	As New	N	N/A		
			Good	Υ	1,000 - 1,300		
			Fair	Y	800 – 1,000		
		4203 222 3	Poor	Y	600 - 800		
		120m ² – 220m ²	As New	N	N/A		
			Good	Y	1,050 – 1,350		
			Fair	Υ	850 – 1,050		
		1	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	Υ	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 \$/m²	
Double/Cavity Brick	Post War	300m² +	As New	N	N/A	
(Face brick &	1945 – 1959		Good	Υ	900 – 1,200	
rendered finishes).			Fair	Υ	700 - 900	
Generally conc. tile			Poor	Υ	500 - 700	
or Colourbond		220m ² – 300m ²	As New	N	N/A	
sheet roofing.			Good	Υ	950 – 1,250	
			Fair	Υ	750 – 950	
			Poor	Υ	550 - 750	
		120m ² – 220m ²	As New	N	N/A	
			Good	Υ	1,000 - 1,300	
			Fair	Υ	800 – 1,000	
			Poor	Υ	600 - 800	
		Less than 120m ²	As New	N	N/A	
			Good	Υ	1,050 - 1,350	
			Fair	Υ	850 - 1,050	
			Poor	Υ	650 - 850	
	Pre 1945	300m ² +	As New	N	N/A	
			Good	Υ	850 - 1,150	
			Fair	Υ	650 - 850	
			Poor	Υ	450 - 650	
		220m² – 300m²	As New	N	N/A	
			Good	Υ	900 – 1,200	
			Fair	Υ	700 - 900	
			Poor	Υ	500 - 700	
		120m ² – 220m ²	As New	N	N/A	
			Good	Υ	950 – 1,250	
			Fair	Υ	750 – 950	
		Ī	Poor	Υ	550 - 750	
		Less than 120m ²	As New	N	N/A	
			Good	Υ	1,000 – 1,300	
		Ī	Fair	Υ	800 – 1,000	
		Ţ	Poor	Υ	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 \$/m²
Brick Veneer (Face	2000 – Current	300m ² +	As New	Υ	1,350 - 1,650
brick & rendered			Good	Υ	1,100 - 1,350
finishes).			Fair	Υ	850 – 1,100
Generally conc. tile			Poor	N	N/A
or Colourbond		220m ² – 300m ²	As New	Υ	1,400 – 1,700
sheet roofing.			Good	Υ	1,150 - 1,400
			Fair	Υ	900 – 1,150
			Poor	N	N/A
		120m ² – 220m ²	As New	Υ	1,450 - 1,750
			Good	Υ	1,200 – 1,450
			Fair	Υ	950 – 1,200
			Poor	N	N/A
		Less than 120m ²	As New	Υ	1,500 - 1,800
			Good	Υ	1,250 – 1,500
			Fair	Υ	1,000 - 1,250
			Poor	N	N/A
	1980 – 1999	300m ² +	As New	Υ	1,250 - 1,550
			Good	Υ	1,000 - 1,250
	220m² – 30		Fair	Υ	750 – 1,000
			Poor	Υ	600 - 750
		220m ² – 300m ²	As New	Υ	1,300 – 1,600
			Good	Υ	1,050 - 1,300
			Fair	Υ	800 – 1,050
			Poor	Υ	650 - 800
		120m ² – 220m ²	As New	Υ	1,350 - 1,650
			Good	Υ	1,100 - 1,350
			Fair	Υ	850 – 1,100
			Poor	Υ	700 - 850
		Less than 120m ²	As New	Υ	1,400 - 1,700
			Good	Υ	1,150 - 1,400
			Fair	Υ	900 – 1,150
			Poor	Υ	750 – 900
	1960 – 1979	300m² +	As New	N	N/A
			Good	Υ	900 – 1,150
			Fair	Υ	650 - 900
			Poor	Υ	500 - 650
		220m ² – 300m ²	As New	N	N/A
			Good	Υ	950 – 1,200
			Fair	Υ	700 – 950
			Poor	Υ	550 - 700
		120m ² – 220m ²	As New	N	N/A
			Good	Υ	1,000 – 1,250
			Fair	Υ	750 – 1,000
			Poor	Υ	600 - 750
		Less than 120m ²	As New	N	N/A
		[Good	Υ	1,050 – 1,300
			Fair	Υ	800 – 1,050
		<u> </u>	Poor	Υ	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 \$/m²	
Brick Veneer (Face	Post War	300m² +	As New	N	N/A	
brick & rendered	1945 – 1959		Good	Υ	850 – 1,100	
finishes).			Fair	Υ	600 - 850	
Generally conc. tile			Poor	Υ	450 - 600	
or Colourbond		220m ² – 300m ²	As New	N	N/A	
sheet roofing.			Good	Υ	900 – 1,150	
			Fair	Υ	650 – 900	
			Poor	Υ	500 - 650	
		120m ² – 220m ²	As New	N	N/A	
			Good	Υ	950 – 1,200	
			Fair	Υ	700 – 950	
			Poor	Υ	550 - 700	
		Less than 120m ²	As New	N	N/A	
			Good	Υ	1,000 - 1,250	
			Fair	Υ	750 – 1,000	
			Poor	Υ	600 - 750	
	Pre 1945	300m ² +	As New	N	N/A	
			Good	Υ	800 – 1,050	
			Fair	Υ	550 - 800	
			Poor	Υ	400 – 550	
		220m ² – 300m ²	As New	N	N/A	
			Good	Υ	850 – 1,100	
			Fair	Υ	600 - 850	
			Poor	Υ	450 - 600	
		120m ² – 220m ²	As New	N	N/A	
		Ī	Good	Υ	900 – 1,150	
		Ī	Fair	Υ	650 - 900	
		Ī	Poor	Υ	500 - 650	
		Less than 120m ²	As New	N	N/A	
		Ţ	Good	Υ	950 – 1,200	
		Ī	Fair	Υ	700 – 950	
		Ī	Poor	Υ	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 – m² Main Structure (Inclusive of garages & verandas)	Condition	Applicable to category Y/N	Value Range \$/m²	
Timber Framed &	2000 – Current	300m ² +	As New	Υ	1,250 - 1,500	
Clad – AC/FC/WB/			Good	Υ	1,000 - 1,250	
HP/PVC etc.			Fair	Υ	800 – 1,000	
Generally with			Poor	N	N/A	
corrugated iron,		220m ² – 300m ²	As New	Υ	1,300 – 1,550	
Colourbond,			Good	Υ	1,050 - 1,300	
Decrabond or conc.			Fair	Υ	850 – 1,050	
tile roofing.			Poor	N	N/A	
		120m ² – 220m ²	As New	Υ	1,350 - 1,600	
			Good	Υ	1,100 - 1,350	
			Fair	Υ	900 – 1,100	
			Poor	N	N/A	
		Less than 120m ²	As New	Υ	1,400 - 1,650	
			Good	Υ	1,150 - 1,400	
			Fair	Υ	950 – 1,150	
			Poor	N	N/A	
	1980 – 1999	300m ² +	As New	Υ	1,150 - 1,400	
			Good	Υ	900 – 1,150	
			Fair	Υ	700 - 900	
			Poor	Υ	550 - 700	
		220m ² – 300m ²	As New	Υ	1,200 - 1,450	
			Good	Υ	950 – 1,200	
			Fair	Υ	750 - 950	
			Poor	Υ	600 - 750	
		120m ² – 220m ²	As New	Υ	1,250 - 1,500	
			Good	Υ	1,000 - 1,250	
			Fair	Υ	800 – 1,000	
			Poor	Υ	650 - 800	
		Less than 120m ²	As New	Υ	1,300 - 1,550	
			Good	Υ	1,050 - 1,300	
			Fair	Υ	850 – 1,050	
			Poor	Υ	700 - 850	
	1960 – 1979	300m² +	As New	N	N/A	
			Good	Υ	850 – 1,100	
			Fair	Υ	650 – 850	
			Poor	Υ	450 - 650	
		220m ² – 300m ²	As New	N	N/A	
			Good	Υ	900 – 1,150	
			Fair	Υ	700 - 900	
			Poor	Υ	500 - 700	
		120m ² – 220m ²	As New	N	N/A	
			Good	Υ	950 – 1,200	
			Fair	Υ	750 - 950	
			Poor	Υ	550 - 750	
		Less than 120m ²	As New	N	N/A	
		[Good	Υ	1,000 – 1,250	
			Fair	Υ	800 – 1,000	
			Poor	Υ	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 \$/m²		
Timber Framed &	Post War	300m² +	As New	N	N/A		
Clad – AC/FC/WB/	1945 – 1959		Good	Υ	800 – 1,050		
HP/PVC etc.			Fair	Υ	600 - 800		
Generally with			Poor	Υ	400 - 600		
corrugated iron,		220m ² – 300m ²	As New	N	N/A		
Colourbond,			Good	Υ	850 – 1,100		
Decrabond or conc.			Fair	Υ	650 - 850		
ile roofing.			Poor	Υ	450 - 650		
		120m² – 220m²	As New	N	N/A		
			Good	Υ	900 – 1,150		
			Fair	Υ	700 - 900		
			Poor	Υ	500 - 700		
		Less than 120m ²	As New	N	N/A		
			Good	Υ	950 – 1,200		
			Fair	Υ	750 - 950		
			Poor	Υ	550 - 750		
	Pre 1945	300m ² +	As New	N	N/A		
			Good	Υ	750 – 1,000		
			Fair	Υ	550 - 750		
			Poor	Υ	350 - 550		
		220m ² – 300m ²	As New	N	N/A		
			Good	Υ	800 – 1,050		
			Fair	Υ	600 - 800		
			Poor	Υ	400 - 600		
		120m ² – 220m ²	As New	N	N/A		
			Good	Υ	850 – 1,100		
			Fair	Υ	650 - 850		
			Poor	Υ	450 - 650		
		Less than 120m ²	As New	N	N/A		
			Good	Υ	900 – 1,150		
			Fair	Υ	700 - 900		
			Poor	Υ	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.

Construction	Age Range Size – m ²		Condition	Applicable to	Value Range
Type/Style	. go nenge	Main Structure (Inclusive of garages & verandas)		category Y/N	\$/m²
Architect/Custom	2000 – Current	300m ² +	As New	Υ	1,800 - 2,300
Design – Master			Good	Υ	1,300 - 1,800
Built.			Fair	Υ	950 – 1,300
Predominantly			Poor	N	N/A
cavity brick or brick		220m ² – 300m ²	As New	Υ	1,900 – 2,400
veneer construction			Good	Υ	1,400 – 1,900
with a range of			Fair	Υ	1,050 - 1,400
feature exterior			Poor	N	N/A
finishes (Incl face		120m ² – 220m ²	As New	Υ	2,000 – 2,500
brick, rendered			Good	Υ	1,500 - 2,000
brick, rendered FC sheet, villa board,			Fair	Υ	1,150 - 1,500
WB, CB).			Poor	N	N/A
Concrete tile or		Less than 120m ²	As New	N	N/A
Colourbond sheet			Good	N	N/A
roofing.			Fair	N	N/A
			Poor	N	N/A
	1980 – 1999	300m ² +	As New	Υ	1,700 - 2,100
			Good	Υ	1,300 - 1,700
			Fair	Υ	1,000 - 1,300
			Poor	Υ	700 – 1,000
		220m² – 300m²	As New	Υ	1,800 – 2,200
			Good	Υ	1,400 - 1,800
			Fair	Υ	1,100 - 1,400
			Poor	Υ	800 – 1,100
		120m ² – 220m ²	As New	Υ	1,900 - 2,300
			Good	Υ	1,500 – 1,900
			Fair	Υ	1,200 - 1,500
			Poor	Υ	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	Υ	1,250 - 1,600
			Fair	Y	1,000 – 1,250
			Poor	Υ	700 – 1,000
		220m ² – 300m ²	As New	N	N/A
			Good	Υ	1,300 – 1,650
			Fair	Υ	1,050 – 1,300
			Poor	Υ	750 – 1,050
		120m ² – 220m ²	As New	N	N/A
			Good	Υ	1,350 – 1,700
			Fair	Υ	1.100 – 1,350
			Poor	Υ	800 – 1,100
		Less than 120m ²	As New	N	N/A
			Good	N	N/A
			Fair	N	N/A
			Poor	N	N/A



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