



INDEPENDENT PROPERTY CONSULTANTS

ADDED VALUE OF IMPROVEMENTS 2018
TAREE CONTRACT

TABLE OF CONTENTS

1. ARCHITECT DESIGNED / PRESTIGE / MASTER BUILT.....	2
2. BRICK VENEER.....	4
3. DOUBLE BRICK / RENDERED BRICK / CONCRETE.....	6
4. WEATHERBOARD.....	8
5. FIBROUS CEMENT / HARDIBOARD.....	10
6. METAL CLAD.....	12

ADDED VALUE OF IMPROVEMENTS TABLE

(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²	
Architect Designed / Prestige / Master Built.	2000 - Current	>300m ²	As New	Y	2,600 – 3,000	
			Good	Y	2,300 – 2,600	
			Fair	Y	2,100 – 2,300	
			Poor	N	N/A	
		200m ² – 300m ²	As New	Y	2,600 – 3,000	
			Good	Y	2,300 – 2,600	
			Fair	Y	2,100 – 2,300	
			Poor	N	N/A	
		120m ² – 200m ²	As New	Y	2,600 – 3,000	
			Good	Y	2,300 – 2,600	
			Fair	Y	2,100 – 2,300	
			Poor	N	N/A	
		Less than 120m ²	As New	Y	2,600 – 3,000	
			Good	Y	2,300 – 2,600	
			Fair	Y	2,100 – 2,300	
			Poor	N	N/A	
	1960 – 1999	>300m ²	As New	Y	2,200 – 2,600	
			Good	Y	1,900 – 2,200	
			Fair	Y	1,700 – 1,900	
			Poor	Y	1,400 – 1,700	
			200m ² – 300m ²	As New	Y	2,200 – 2,600
				Good	Y	1,900 – 2,200
				Fair	Y	1,700 – 1,900
				Poor	Y	1,400 – 1,700
		120m ² – 200m ²	As New	Y	2,200 – 2,600	
			Good	Y	1,900 – 2,200	
			Fair	Y	1,700 – 1,900	
			Poor	Y	1,400 – 1,700	
		Less than 120m ²	As New	Y	2,200 – 2,600	
			Good	Y	1,900 – 2,200	
			Fair	Y	1,700 – 1,900	
			Poor	Y	1,400 – 1,700	
	1945 – 1960	>300m ²	As New	Y	1,900 – 2,100	
			Good	Y	1,700 – 1,900	
			Fair	Y	1,400 – 1,700	
			Poor	Y	1,100 – 1,400	
200m ² – 300m ²			As New	Y	1,900 – 2,100	
			Good	Y	1,700 – 1,900	
			Fair	Y	1,400 – 1,700	
			Poor	Y	1,100 – 1,400	
120m ² – 200m ²		As New	Y	1,900 – 2,100		
		Good	Y	1,700 – 1,900		
		Fair	Y	1,400 – 1,700		
		Poor	Y	1,100 – 1,400		
Less than 120m ²		As New	Y	1,900 – 2,100		
		Good	Y	1,700 – 1,900		
		Fair	Y	1,400 – 1,700		
		Poor	Y	1,100 – 1,400		

ADDED VALUE OF IMPROVEMENTS TABLE

(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
Architect Designed / Prestige / Master Built.	1930 – 1945	>300m ²	As New	Y	1,700 – 1,900
			Good	Y	1,400 – 1,700
			Fair	Y	1,150 – 1,400
			Poor	Y	900 – 1,150
		200m ² – 300m ²	As New	Y	1,700 – 1,900
			Good	Y	1,400 – 1,700
			Fair	Y	1,150 – 1,400
			Poor	Y	900 – 1,150
		120m ² – 200m ²	As New	Y	1,700 – 1,900
			Good	Y	1,400 – 1,700
			Fair	Y	1,150 – 1,400
			Poor	Y	900 – 1,150
	Less than 120m ²	As New	Y	1,700 – 1,900	
		Good	Y	1,400 – 1,700	
		Fair	Y	1,150 – 1,400	
		Poor	Y	900 – 1,150	
	Pre 1930	>300m ²	As New	Y	1,450 – 1,650
			Good	Y	1,250 – 1,450
			Fair	Y	1,000 – 1,250
			Poor	Y	800 – 1,000
200m ² – 300m ²		As New	Y	1,450 – 1,650	
		Good	Y	1,250 – 1,450	
		Fair	Y	1,000 – 1,250	
		Poor	Y	800 – 1,000	
120m ² – 200m ²		As New	Y	1,450 – 1,650	
		Good	Y	1,250 – 1,450	
		Fair	Y	1,000 – 1,250	
		Poor	Y	800 – 1,000	
Less than 120m ²		As New	Y	1,450 – 1,650	
		Good	Y	1,250 – 1,450	
		Fair	Y	1,000 – 1,250	
		Poor	Y	800 – 1,000	

NOTES

Instances where adjustments to the added value of improvements (dollar rate/m²) may be required include (but is not necessarily limited to) the following:

- Dwellings that represent a significant over-capitalisation or under-capitalisation of the land in relation to surrounding standards of development.
- Dwellings constructed on sloping land including those that have lower level garages/utility areas utilising sub-floor spaces.
- Dwellings constructed in rural/rural residential localities that do not have access to town service connections (ie, reticulated water and sewerage) to account for the additional costs of on-site provision of these basic services.
- Dwellings of individual architect design and custom construction or those that possess particular architectural or period features that are not routinely encountered in the market (including heritage properties).
- Dwellings that due to varying circumstances, whether that be age, condition, functional obsolescence or redundancy, are nearing the end of their economic life.
- Dwellings that have been subject to renovation works, the scope and extent of which will directly influence the adoption of an appropriate added value rate for improvements.

ADDED VALUE OF IMPROVEMENTS TABLE

(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²	
Brick Veneer.	2000 - Current	>300m ²	As New	Y	1,400 – 1,700	
			Good	Y	1,100 – 1,400	
			Fair	Y	900 – 1,100	
			Poor	N	N/A	
		200m ² – 300m ²	As New	Y	1,400 – 1,700	
			Good	Y	1,100 – 1,400	
			Fair	Y	900 – 1,100	
			Poor	N	N/A	
		120m ² – 200m ²	As New	Y	1,400 – 1,750	
			Good	Y	1,200 – 1,400	
			Fair	Y	900 – 1,200	
			Poor	N	N/A	
		Less than 120m ²	As New	Y	1,400 – 1,750	
			Good	Y	1,200 – 1,400	
			Fair	Y	900 – 1,200	
			Poor	N	N/A	
	1960 – 1999	>300m ²	As New	Y	1,100 – 1,300	
			Good	Y	900 – 1,100	
			Fair	Y	700 - 900	
			Poor	Y	500 - 700	
			200m ² – 300m ²	As New	Y	1,100 – 1,300
				Good	Y	900 – 1,100
				Fair	Y	700 - 900
				Poor	Y	500 - 700
		120m ² – 200m ²	As New	Y	1,100 – 1,300	
			Good	Y	900 – 1,100	
			Fair	Y	700 - 900	
			Poor	Y	500 - 700	
		Less than 120m ²	As New	Y	1,100 – 1,300	
			Good	Y	900 – 1,100	
			Fair	Y	700 - 900	
			Poor	Y	500 - 700	
	1945 – 1960	>300m ²	As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
200m ² – 300m ²			As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
120m ² – 200m ²		As New	Y	900 – 1,100		
		Good	Y	700 - 900		
		Fair	Y	500 - 700		
		Poor	Y	400 - 500		
Less than 120m ²		As New	Y	900 – 1,100		
		Good	Y	700 - 900		
		Fair	Y	500 - 700		
		Poor	Y	400 - 500		

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(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
Brick Veneer.	1930 – 1945	>300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		200m ² – 300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		120m ² – 200m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		Less than 120m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
	Pre 1930	>300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		200m ² – 300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		120m ² – 200m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
Less than 120m ²	As New	Y	900 – 1,100		
	Good	Y	700 - 900		
	Fair	Y	500 - 700		
	Poor	Y	400 - 500		

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- Dwellings constructed on sloping land including those that have lower level garages/utility areas utilising sub-floor spaces.
- Dwellings constructed in rural/rural residential localities that do not have access to town service connections (ie, reticulated water and sewerage) to account for the additional costs of on-site provision of these basic services.
- Dwellings of individual architect design and custom construction or those that possess particular architectural or period features that are not routinely encountered in the market (including heritage properties).
- Dwellings that due to varying circumstances, whether that be age, condition, functional obsolescence or redundancy, are nearing the end of their economic life.
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(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²	
Double Brick/ Rendered Brick/ Concrete.	2000 - Current	>300m ²	As New	Y	2,100 – 2,400	
			Good	Y	1,900 – 2,100	
			Fair	Y	1,700 – 1,900	
			Poor	N	N/A	
		200m ² – 300m ²	As New	Y	2,100 – 2,400	
			Good	Y	1,900 – 2,100	
			Fair	Y	1,700 – 1,900	
			Poor	N	N/A	
		120m ² – 200m ²	As New	Y	2,100 – 2,400	
			Good	Y	1,900 – 2,100	
			Fair	Y	1,700 – 1,900	
			Poor	N	N/A	
		Less than 120m ²	As New	Y	2,100 – 2,400	
			Good	Y	1,900 – 2,100	
			Fair	Y	1,700 – 1,900	
			Poor	N	N/A	
	1960 – 1999	>300m ²	As New	Y	1,900 – 2,100	
			Good	Y	1,700 – 1,900	
			Fair	Y	1,500 – 1,700	
			Poor	Y	1,300 – 1,500	
			200m ² – 300m ²	As New	Y	1,900 – 2,100
				Good	Y	1,700 – 1,900
				Fair	Y	1,500 – 1,700
				Poor	Y	1,300 – 1,500
		120m ² – 200m ²	As New	Y	1,900 – 2,100	
			Good	Y	1,700 – 1,900	
			Fair	Y	1,500 – 1,700	
			Poor	Y	1,300 – 1,500	
Less than 120m ²		As New	Y	1,900 – 2,100		
		Good	Y	1,700 – 1,900		
		Fair	Y	1,500 – 1,700		
		Poor	Y	1,300 – 1,500		
1945 – 1960	>300m ²	As New	Y	1,700 – 1,900		
		Good	Y	1,500 – 1,700		
		Fair	Y	1,300 – 1,500		
		Poor	Y	1,100 – 1,300		
		200m ² – 300m ²	As New	Y	1,700 – 1,900	
			Good	Y	1,500 – 1,700	
			Fair	Y	1,300 – 1,500	
			Poor	Y	1,100 – 1,300	
	120m ² – 200m ²	As New	Y	1,700 – 1,900		
		Good	Y	1,500 – 1,700		
		Fair	Y	1,300 – 1,500		
		Poor	Y	1,100 – 1,300		
	Less than 120m ²	As New	Y	1,700 – 1,900		
		Good	Y	1,500 – 1,700		
		Fair	Y	1,300 – 1,500		
		Poor	Y	1,100 – 1,300		

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Double Brick/ Rendered Brick/ Concrete.	1930 – 1945	>300m ²	As New	Y	1,500 – 1,700
			Good	Y	1,300 – 1,500
			Fair	Y	1,100 – 1,300
			Poor	Y	900 – 1,100
		200m ² – 300m ²	As New	Y	1,500 – 1,700
			Good	Y	1,300 – 1,500
			Fair	Y	1,100 – 1,300
			Poor	Y	900 – 1,100
		120m ² – 200m ²	As New	Y	1,500 – 1,700
			Good	Y	1,300 – 1,500
			Fair	Y	1,100 – 1,300
			Poor	Y	900 – 1,100
		Less than 120m ²	As New	Y	1,500 – 1,700
			Good	Y	1,300 – 1,500
			Fair	Y	1,100 – 1,300
			Poor	Y	900 – 1,100
	Pre 1930	>300m ²	As New	Y	1,300 – 1,500
			Good	Y	1,100 – 1,300
			Fair	Y	900 – 1,100
			Poor	Y	700 - 900
		200m ² – 300m ²	As New	Y	1,300 – 1,500
			Good	Y	1,100 – 1,300
			Fair	Y	900 – 1,100
			Poor	Y	700 - 900
		120m ² – 200m ²	As New	Y	1,300 – 1,500
			Good	Y	1,100 – 1,300
			Fair	Y	900 – 1,100
			Poor	Y	700 - 900
Less than 120m ²	As New	Y	1,300 – 1,500		
	Good	Y	1,100 – 1,300		
	Fair	Y	900 – 1,100		
	Poor	Y	700 - 900		

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Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
Weatherboard.	2000 - Current	>300m ²	As New	Y	1,200 – 1,500
			Good	Y	1,000 – 1,200
			Fair	Y	850 – 1,000
			Poor	N	N/A
		200m ² – 300m ²	As New	Y	1,200 – 1,500
			Good	Y	1,000 – 1,200
			Fair	Y	850 – 1,000
			Poor	N	N/A
		120m ² – 200m ²	As New	Y	1,200 – 1,500
			Good	Y	1,000 – 1,200
			Fair	Y	850 – 1,000
			Poor	N	N/A
		Less than 120m ²	As New	Y	1,200 – 1,500
			Good	Y	1,000 – 1,200
			Fair	Y	850 – 1,000
			Poor	N	N/A
	1960 – 1999	>300m ²	As New	Y	1,000 – 1,200
			Good	Y	850 – 1,000
			Fair	Y	650 - 850
			Poor	Y	450 - 650
		200m ² – 300m ²	As New	Y	1,000 – 1,200
			Good	Y	850 – 1,000
			Fair	Y	650 - 850
			Poor	Y	450 - 650
		120m ² – 200m ²	As New	Y	1,000 – 1,200
			Good	Y	850 – 1,000
			Fair	Y	650 - 850
			Poor	Y	450 - 650
		Less than 120m ²	As New	Y	1,000 – 1,200
			Good	Y	850 – 1,000
			Fair	Y	650 - 850
			Poor	Y	450 - 650
	1945 – 1960	>300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		200m ² – 300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		120m ² – 200m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		Less than 120m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500

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Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²	
Weatherboard.	1930 – 1945	>300m ²	As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
		200m ² – 300m ²	As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
		120m ² – 200m ²	As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
		Less than 120m ²	As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
	Pre 1930	>300m ²	As New	Y	800 – 1,000	
			Good	Y	600 - 800	
			Fair	Y	450 - 600	
			Poor	Y	350 - 450	
			200m ² – 300m ²	As New	Y	800 – 1,000
				Good	Y	600 - 800
				Fair	Y	450 - 600
				Poor	Y	350 - 450
		120m ² – 200m ²	As New	Y	800 – 1,000	
			Good	Y	600 - 800	
			Fair	Y	450 - 600	
			Poor	Y	350 - 450	
Less than 120m ²		As New	Y	800 – 1,000		
		Good	Y	600 - 800		
		Fair	Y	450 - 600		
		Poor	Y	350 - 450		

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(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²	
Fibrous Cement / Hardiboard.	2000 - Current	>300m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
		200m ² – 300m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
		120m ² – 200m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
		Less than 120m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
	1960 – 1999	>300m ²	As New	Y	1,000 – 1,200	
			Good	Y	850 – 1,000	
			Fair	Y	650 - 850	
			Poor	Y	450 - 650	
			200m ² – 300m ²	As New	Y	1,000 – 1,200
				Good	Y	850 – 1,000
				Fair	Y	650 - 850
				Poor	Y	450 - 650
		120m ² – 200m ²	As New	Y	1,000 – 1,200	
			Good	Y	850 – 1,000	
			Fair	Y	650 - 850	
			Poor	Y	450 - 650	
		Less than 120m ²	As New	Y	1,000 – 1,200	
			Good	Y	850 – 1,000	
			Fair	Y	650 - 850	
			Poor	Y	450 - 650	
	1945 – 1960	>300m ²	As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
200m ² – 300m ²			As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
120m ² – 200m ²		As New	Y	900 – 1,100		
		Good	Y	700 - 900		
		Fair	Y	500 - 700		
		Poor	Y	400 - 500		
Less than 120m ²		As New	Y	900 – 1,100		
		Good	Y	700 - 900		
		Fair	Y	500 - 700		
		Poor	Y	400 - 500		

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Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
Fibrous Cement / Hardiboard.	1930 – 1945	>300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		200m ² – 300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		120m ² – 200m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		Less than 120m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
	Pre 1930	>300m ²	As New	Y	800 – 1,000
			Good	Y	600 - 800
			Fair	Y	450 - 600
			Poor	Y	350 - 450
		200m ² – 300m ²	As New	Y	800 – 1,000
			Good	Y	600 - 800
			Fair	Y	450 - 600
			Poor	Y	350 - 450
120m ² – 200m ²		As New	Y	800 – 1,000	
		Good	Y	600 - 800	
		Fair	Y	450 - 600	
		Poor	Y	350 - 450	
Less than 120m ²		As New	Y	800 – 1,000	
		Good	Y	600 - 800	
		Fair	Y	450 - 600	
		Poor	Y	350 - 450	

NOTES

Instances where adjustments to the added value of improvements (dollar rate/m²) may be required include (but is not necessarily limited to) the following:

- Dwellings that represent a significant over-capitalisation or under-capitalisation of the land in relation to surrounding standards of development.
- Dwellings constructed on sloping land including those that have lower level garages/utility areas utilising sub-floor spaces.
- Dwellings constructed in rural/rural residential localities that do not have access to town service connections (ie, reticulated water and sewerage) to account for the additional costs of on-site provision of these basic services.
- Dwellings of individual architect design and custom construction or those that possess particular architectural or period features that are not routinely encountered in the market (including heritage properties).
- Dwellings that due to varying circumstances, whether that be age, condition, functional obsolescence or redundancy, are nearing the end of their economic life.
- Dwellings that have been subject to renovation works, the scope and extent of which will directly influence the adoption of an appropriate added value rate for improvements.

ADDED VALUE OF IMPROVEMENTS TABLE

(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²	
Metal Clad	2000 - Current	>300m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
		200m ² – 300m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
		120m ² – 200m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
		Less than 120m ²	As New	Y	1,200 – 1,500	
			Good	Y	1,000 – 1,200	
			Fair	Y	850 – 1,000	
			Poor	N	N/A	
	1960 – 1999	>300m ²	As New	Y	1,000 – 1,200	
			Good	Y	850 – 1,000	
			Fair	Y	650 - 850	
			Poor	Y	450 - 650	
			200m ² – 300m ²	As New	Y	1,000 – 1,200
				Good	Y	850 – 1,000
				Fair	Y	650 - 850
				Poor	Y	450 - 650
			120m ² – 200m ²	As New	Y	1,000 – 1,200
				Good	Y	850 – 1,000
				Fair	Y	650 - 850
				Poor	Y	450 - 650
		Less than 120m ²	As New	Y	1,000 – 1,200	
			Good	Y	850 – 1,000	
			Fair	Y	650 - 850	
			Poor	Y	450 - 650	
		1945 – 1960	>300m ²	As New	Y	900 – 1,100
				Good	Y	700 - 900
				Fair	Y	500 - 700
				Poor	Y	400 - 500
200m ² – 300m ²			As New	Y	900 – 1,100	
			Good	Y	700 - 900	
			Fair	Y	500 - 700	
			Poor	Y	400 - 500	
120m ² – 200m ²	As New		Y	900 – 1,100		
	Good		Y	700 - 900		
	Fair		Y	500 - 700		
	Poor		Y	400 - 500		
Less than 120m ²	As New	Y	900 – 1,100			
	Good	Y	700 - 900			
	Fair	Y	500 - 700			
	Poor	Y	400 - 500			

ADDED VALUE OF IMPROVEMENTS TABLE

(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).

Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
Metal Clad.	1930 – 1945	>300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		200m ² – 300m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		120m ² – 200m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
		Less than 120m ²	As New	Y	900 – 1,100
			Good	Y	700 - 900
			Fair	Y	500 - 700
			Poor	Y	400 - 500
	Pre 1930	>300m ²	As New	Y	800 – 1,000
			Good	Y	600 - 800
			Fair	Y	450 - 600
			Poor	Y	350 - 450
		200m ² – 300m ²	As New	Y	800 – 1,000
			Good	Y	600 - 800
			Fair	Y	450 - 600
			Poor	Y	350 - 450
120m ² – 200m ²		As New	Y	800 – 1,000	
		Good	Y	600 - 800	
		Fair	Y	450 - 600	
		Poor	Y	350 - 450	
Less than 120m ²		As New	Y	800 – 1,000	
		Good	Y	600 - 800	
		Fair	Y	450 - 600	
		Poor	Y	350 - 450	

NOTES

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