

INDEPENDENT PROPERTY CONSULTANTS

ADDED VALUE OF IMPROVEMENTS 2018

TAREE CONTRACT

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Type/Style occessing category Y/N 5/m² Architect Designed / Prestige / Master Built. 2000 - Current Prestige / Master Built. >300m² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Good Y 2,600 - 3,0 Good Y 2,600 - 3,0 Fair Y 2,600 - 3,0 Good Y 2,600 - 2,0 Good Y 2,600 - 2,0 Good Y 2,600 - 3,0 Good Y 2,600 - 3,0 Good Y 2,600 - 3,0 Good Y 2,000 - 2,6 Good Y 2,000 - 2,6 Good Y 1,000 - 1,7 Fair Y 1,000 - 2,1 G	(Value ranges are		DDED VALUE OF IMF welling, garages, verand			der the main roo
Jackheter Designed / Prestige / Master Built. 2000 - Current >300m ² As New Y 2,600 - 3,00 (Good) Y 2,600 - 3,00 (NO - 2,300 - 2,6) Por N N/A N/A N/A 200m ² - 300m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Built. 200m ² - 300m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,600 - 3,0 120m ² - 200m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,000 - 2,0 Good Y 2,300 - 2,6 Good Y 2,300 - 2,6 Good Y 1,000 - 2,2 Fair Y 1,000 - 2,2 Fair Y 1,000 - 2,2 Foor N N/A N/A N/A N/A		Age Range	Size	Condition		Value Range \$/m ²
Jesigned / brestige / Master uuit. Good Y 2,300 - 2,6 Fair 200m ² - 300m ² As New Y 2,100 - 2,3 Poor N 200m ² - 300m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Good Y 2,300 - 2,6 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Foor N N/A 120m ² - 200m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Foir Y 2,100 - 2,3 Foor N N/A 120m ² - 200m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Foir Y 2,100 - 2,3 Foor N N/A 1960 - 1999 >300m ² As New Y 2,200 - 2,6 Good Y 1,900 - 2,2 Foir Y 1,400 - 1,7 1960 - 1999 >300m ² As New Y 2,200 - 2,6 Good Y 1,900 - 2,2 Foir Y 1,400 - 1,7 1960 - 1999 >300m ² As New Y 1,200 - 2,6 Good Y 1,900 - 2,2 Foir Y 1,400 - 1,7 1960 - 1999 >300m		2000 - Current	>300m ²	As New		2,600 - 3,000
restige / Master uilt. Fair Y 2,100-2,3 Poor N N/A 200m ² - 300m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Poor N N/A 120m ² - 200m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Poor N N/A 120m ² - 200m ² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Poor N N/A 1960 - 1999 >300m ² As New Y 2,600 - 3,0 Poor N N/A 1,400 - 1,7 2,000 - 2,6 Good Y 1,900 - 2,2 Fair Y 1,000 - 1,9 Poor N N/A 1,400 - 1,7 1,000 - 2,2 Fair Y 1,000 - 2,2 Fair Y 1,200 - 2,6 Good Y 1,900 - 2,2 Fair Y					Y	2,300 - 2,600
Pilt. Poor N N/A 200m ² - 300m ² As New Y 2,600 - 3,00	-				Y	2,100 - 2,300
200m² - 300m² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Poor N N/A 120m² - 200m² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Poor N N/A N/A N/A N/A Less than 120m² As New Y 2,600 - 3,0 Good Y 2,300 - 2,6 Fair Y 2,100 - 2,3 Poor N N/A 1960 - 1999 >300m² As New Y 2,200 - 2,6 Fair Y 1,100 - 1,7 Poor N N/A 1960 - 1999 >300m² As New Y 2,200 - 2,6 Good Y 1,900 - 2,2 Fair Y 1,400 - 1,7 1,900 - 2,2 Fair Y 1,400 - 1,7 200m² - 200m² As New Y 2,200 - 2,6 Good Y 1,900 - 2,2	uilt.					
Good Y 2,300-2,6 Fair Y 2,100-2,3 Poor N N/A 120m² - 200m² As New Y 2,600-3,0 Good Y 2,300-2,6 Fair Y 2,100-2,3 Poor N N/A Less than 120m² As New Y 2,600-3,0 Good Y 2,300-2,6 Fair Y 2,100-2,3 Poor N N/A N/A Sood Y 2,300-2,6 Fair Y 2,100-2,3 Poor N N/A 1960-1999 >300m² As New Y 2,200-2,6 Good Y 1,400-1,7 1,400-1,7 200m²-300m² As New Y 1,200-2,2 Fair Y 1,700-1,9 Poor Y 1,400-1,7 120m²-200m² As New Y 2,200-2,6 Good Y 1,900-2,2 Fair Y 1,400-1,7			200m ² – 300m ²	As New		2,600 - 3,000
Fair Y 2,100-2,3 Poor N N/A 120m ² - 200m ² As New Y 2,600-3,0 Good Y 2,300-2,6 Fair Y 2,100-2,3 Boor N N/A Less than 120m ² As New Y 2,600-3,0 Good Y 2,300-2,6 Fair Y 2,100-2,3 Poor N N/A Less than 120m ² As New Y 2,600-3,0 Good Y 2,100-2,3 Poor N N/A N/A N/A N/A N/A 1960 - 1999 >300m ² As New Y 2,200-2,6 Good Y 1,900-2,2 Fair Y 1,700-1,9 Poor Y 1,400-1,7 200m ² - 200m ² As New Y 2,200-2,6 Good Y 1,900-2,2 Fair Y 1,700-1,9 Poor Y 1,400-1,7 120m ² - 200m ² As New Y 2,200-2,6 Good Y 1,900-2,2						2,300 - 2,600
						2,100 - 2,300
$ \frac{120m^2 - 200m^2}{120m^2 - 200m^2} = \frac{As New}{Good} = \frac{Y}{Y} = \frac{2,600 - 3,0}{2,300 - 2,6} \\ \hline Fair & Y & 2,100 - 2,3 \\ \hline Poor & N & N/A \\ \hline Less than 120m^2 = \frac{As New}{Good} = \frac{Y}{Y} = \frac{2,600 - 3,0}{2,600 - 3,0} \\ \hline Good & Y & 2,300 - 2,0 \\ \hline Good & Y & 2,300 - 2,0 \\ \hline Fair & Y & 2,100 - 2,3 \\ \hline Poor & N & N/A \\ \hline 1960 - 1999 = \frac{3300m^2}{200m^2} = \frac{As New}{Y} = \frac{Y}{2,200 - 2,6} \\ \hline Good & Y & 1,200 - 2,2 \\ \hline Good & Y & 1,200 - 2,2 \\ \hline Good & Y & 1,200 - 2,2 \\ \hline Good & Y & 1,200 - 2,2 \\ \hline Good & Y & 1,200 - 2,2 \\ \hline Fair & Y & 1,700 - 1,9 \\ \hline Poor & Y & 1,400 - 1,7 \\ \hline 120m^2 - 200m^2 & As New & Y & 2,200 - 2,6 \\ \hline Good & Y & 1,900 - 2,2 \\ \hline Fair & Y & 1,700 - 1,9 \\ \hline Poor & Y & 1,400 - 1,7 \\ \hline 120m^2 - 200m^2 & As New & Y & 2,200 - 2,6 \\ \hline Good & Y & 1,900 - 2,2 \\ \hline Fair & Y & 1,700 - 1,9 \\ \hline Poor & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,40$						
$\frac{6000}{1} + \frac{7}{1} + \frac{2}{1} + \frac$			$120m^2 - 200m^2$			
Fair Y 2,100-2,3 Poor N NA NA AS New Y 2,600-3,0 Good Y 2,300-2,6 Fair Y 2,100-2,3 Poor N N/A			120111 200111			
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$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$			-			
$\frac{Good}{Y} = \frac{Y}{1,900-2,2} \\ \hline Fair Y = 1,700-1,9 \\ \hline Poor Y = 1,400-1,7 \\ 200m^2 - 300m^2 \\ \hline As New Y = 2,200-2,6 \\ \hline Good Y = 1,900-2,2 \\ \hline Fair Y = 1,700-1,9 \\ \hline Poor Y = 1,400-1,7 \\ 120m^2 - 200m^2 \\ \hline As New Y = 2,200-2,6 \\ \hline Good Y = 1,900-2,2 \\ \hline Fair Y = 1,700-1,9 \\ \hline Poor Y = 1,400-1,7 \\ 1,900-2,2 \\ \hline Fair Y = 1,700-1,9 \\ \hline Poor Y = 1,400-1,7 \\ 1,900-2,2 \\ \hline Fair Y = 1,700-1,9 \\ \hline Poor Y = 1,400-1,7 \\ 1,900-2,2 \\ \hline Fair Y = 1,700-1,9 \\ \hline Poor Y = 1,400-1,7 \\ 1,900-2,2 \\ \hline Fair Y = 1,700-1,9 \\ \hline Poor Y = 1,400-1,7 \\ 1,900-2,1 \\ \hline Good Y = 1,900-2,1 \\ \hline Good Y = 1,900-2,1 \\ \hline Good Y = 1,900-2,1 \\ \hline Poor Y = 1,400-1,7 \\ \hline Poor Y = 1,100-1,4 \\ 120m^2 - 300m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Good Y = 1,700-1,9 \\ \hline Fair Y = 1,400-1,7 \\ \hline Poor Y = 1,100-1,4 \\ 120m^2 - 200m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Good Y = 1,100-1,4 \\ \hline 120m^2 - 200m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Good Y = 1,100-1,4 \\ \hline Less than 120m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Good Y = 1,100-1,4 \\ \hline Less than 120m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Good Y = 1,100-1,4 \\ \hline Less than 120m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Good Y = 1,100-1,4 \\ \hline Less than 120m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Good Y = 1,100-1,4 \\ \hline Less than 120m^2 \\ \hline As New Y = 1,900-2,1 \\ \hline Coor Y = 1,100-1,4 \\ \hline Coor Y = $		10.50 1000	200 3			
		1960 - 1999	>300m²			
Poor Y 1,400-1,7 200m ² - 300m ² As New Y 2,200-2,6 Good Y 1,900-2,2 Fair Y 1,700-1,9 Poor Y 1,400-1,7 120m ² - 200m ² As New Y 2,200-2,6 Good Y 1,400-1,7 120m ² - 200m ² As New Y 2,200-2,6 Good Y 1,400-1,7 120m ² - 200m ² As New Y 2,200-2,6 Good Y 1,400-1,7 Less than 120m ² As New Y 2,200-2,6 Good Y 1,400-1,7 1945 - 1960 >300m ² As New Y 1,900-2,2 Fair Y 1,400-1,7 1,900-2,1 Good Y 1,900-2,1 1,900-2,1 Good Y 1,900-2,1 1,900-2,1 Good Y 1,900-2,1 1,900-2,1 Poor Y 1,400-1,7 Poor <t< td=""><td></td><td></td><td>-</td><td></td><td></td><td></td></t<>			-			
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$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$				Poor		1,400 - 1,700
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$			200m ² – 300m ²	As New		2,200 - 2,600
Poor Y 1,400-1,7 120m ² - 200m ² As New Y 2,200-2,6 Good Y 1,900-2,2 Fair Y 1,400-1,7 Less than 120m ² As New Y 2,200-2,6 Good Y 1,400-1,7 Less than 120m ² As New Y 2,200-2,6 Good Y 1,900-2,2 Fair Poor Y 1,700-1,9 Poor Poor Y 1,700-1,9 Poor Y 1,400-1,7 1945 - 1960 >300m ² As New Y 1,900-2,1 Good Y 1,700-1,9 Fair Y 1,400-1,7 Poor Y 1,100-1,4 200m ² - 300m ² As New Y 1,900-2,1 Good Y 1,200-1,7 Poor Y 1,400-1,7 Poor Y 1,200-1,4 1,000-1,4 1,000-1,4 120m ² - 200m ² As New Y 1,200-2,1				Good		1,900 - 2,200
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$				Fair	Y	1,700 - 1,900
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$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$			120m ² – 200m ²	As New	Y	2,200 - 2,600
Poor Y 1,400-1,7 Less than 120m ² As New Y 2,200-2,6 Good Y 1,900-2,2 Fair Y 1,700-1,9 Poor Y 1,400-1,7 1945 - 1960 >300m ² As New Y 1,900-2,1 Good Y 1,000-1,7 1,000-1,7 Poor Y 1,100-1,4 1,000-1,7 Good Y 1,100-1,4 1,000-1,7 Poor Y 1,000-1,7 1,000-1,7 Poor Y 1,000-1,7 1,000-1,4 200m ² - 300m ² As New Y 1,900-2,1 Good Y 1,100-1,4 1,000-1,7 Poor Y 1,100-1,4 1,000-1,7 Poor Y 1,000-1,7 1,000-1,7 Poor Y 1,000-1,4 1,000-1,7 I20m ² - 200m ² As New Y 1,900-2,1 Good Y 1,100-1,4 1,000-1,4 Less than 120m ² </td <td></td> <td></td> <td></td> <td>Good</td> <td>Y</td> <td>1,900 - 2,200</td>				Good	Y	1,900 - 2,200
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$				Fair	Y	1,700 - 1,900
$\begin{tabular}{ c c c c c c c } \hline Less than 120m^2 & As New & Y & 2,200-2,6 \\ \hline Good & Y & 1,900-2,2 \\ \hline Fair & Y & 1,700-1,9 \\ \hline Poor & Y & 1,400-1,7 \\ \hline Poor & Y & 1,900-2,1 \\ \hline Good & Y & 1,700-1,9 \\ \hline Fair & Y & 1,400-1,7 \\ \hline Poor & Y & 1,100-1,4 \\ \hline 200m^2 - 300m^2 & As New & Y & 1,900-2,1 \\ \hline Good & Y & 1,900-2,1 \\ \hline Poor & Y & 1,100-1,4 \\ \hline 120m^2 - 200m^2 & As New & Y & 1,900-2,1 \\ \hline Good & Y & 1,900-2,1 \\ \hline Fair & Y & 1,400-1,7 \\ \hline Poor & Y & 1,100-1,4 \\ \hline 120m^2 - 200m^2 & As New & Y & 1,900-2,1 \\ \hline Good & Y & 1,700-1,9 \\ \hline Fair & Y & 1,400-1,7 \\ \hline Poor & Y & 1,100-1,4 \\ \hline Less than 120m^2 & As New & Y & 1,900-2,1 \\ \hline Good & Y & 1,700-1,9 \\ \hline \end{array}$				Poor	Y	1,400 - 1,700
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$			Less than 120m ²	As New	Y	2,200 - 2,600
$ \begin{array}{ c c c c c c c c } \hline Fair & Y & 1,700 - 1,9 \\ \hline Poor & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,400 - 1,7 \\ \hline 1945 - 1960 & >300m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline 200m^2 - 300m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline 120m^2 - 200m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline 120m^2 - 200m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline Less than 120m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline \end{array} $						
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$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		1945 - 1960	>300m ²			
$ \begin{array}{ c c c c c c c c } \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline 200m^2 - 300m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline 120m^2 - 200m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline Less than 120m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline Less than 120m^2 & As New & Y & 1,900 - 2,1 \\ \hline \end{array} $						
$\frac{Poor}{Y} + \frac{Y}{1,100 - 1,4}$ $200m^2 - 300m^2 + \frac{As New}{Y} + \frac{Y}{1,900 - 2,1}$ $\frac{Good}{Y} + \frac{Y}{1,700 - 1,9}$ $\frac{Fair}{Y} + \frac{Y}{1,400 - 1,7}$ $\frac{Poor}{Y} + \frac{Y}{1,100 - 1,4}$ $\frac{120m^2 - 200m^2}{Good} + \frac{As New}{Y} + \frac{Y}{1,900 - 2,1}$ $\frac{Good}{Y} + \frac{Y}{1,700 - 1,9}$ $\frac{Fair}{Y} + \frac{Y}{1,400 - 1,7}$ $\frac{Fair}{Poor} + \frac{Y}{Y} + \frac{1,400 - 1,7}{1,400 - 1,7}$ $\frac{Fair}{Poor} + \frac{Y}{Y} + \frac{1,400 - 1,7}{1,100 - 1,4}$ $\frac{Less than 120m^2}{Good} + \frac{As New}{Y} + \frac{Y}{1,900 - 2,1}$ $\frac{Good}{Y} + \frac{Y}{1,700 - 1,9}$			-			
$ \begin{array}{ c c c c c c c c } \hline 200m^2 - 300m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline 120m^2 - 200m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Fair & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,400 - 1,7 \\ \hline Poor & Y & 1,100 - 1,4 \\ \hline Less than 120m^2 & As New & Y & 1,900 - 2,1 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline Good & Y & 1,700 - 1,9 \\ \hline \end{array} $			F F			
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Good Y 1,700 - 1,9 Fair Y 1,400 - 1,7 Poor Y 1,100 - 1,4 Less than 120m ² As New Y 1,900 - 2,1 Good Y 1,700 - 1,9 1,900 - 2,1			120m ² 200 ²			
Fair Y 1,400 – 1,7 Poor Y 1,100 – 1,4 Less than 120m ² As New Y 1,900 – 2,1 Good Y 1,700 – 1,9			120m² – 200m²			
Poor Y 1,100 – 1,4 Less than 120m ² As New Y 1,900 – 2,1 Good Y 1,700 – 1,9						
Less than 120m ² As New Y 1,900 - 2,1 Good Y 1,700 - 1,9						
Good Y 1,700 – 1,9						1,100 - 1,400
			Less than 120m ²			1,900 - 2,100
						1,700 - 1,900
Fair Y 1,400-1,7				Fair	Y	1,400 - 1,700



Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
Architect	1930 - 1945	>300m ²	As New	Y	1,700 - 1,900
Designed /			Good	Y	1,400 - 1,700
restige / Master			Fair	Y	1,150 - 1,400
Built.			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

- 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	Age Range	Size	Condition	Applicable to	Value Range
Type/Style				category Y/N	\$/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	Ν	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	Ν	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	Ŷ	1,200 – 1,400
		- F	Fair	Y	900 - 1,200
			Poor	N	N/A
	1960 - 1999	>300m ²	As New	Y	1,100 - 1,300
	1900 1999	2000	Good	Ŷ	900 - 1,100
		-	Fair	Y	700 - 900
		-	Poor	Y	500 - 700
		200m ² – 300m ²	As New	Y	1,100 - 1,300
		200111 - 500111		Y	
			Good	Y	900 - 1,100
			Fair		700 - 900
		120m ² – 200m ²	Poor	Y	500 - 700
		120m² – 200m²	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
		T T	Good	Y	700 - 900
		Γ	Fair	Y	500 - 700
		「	Poor	Y	400 - 500
		120m ² – 200m ²	As New	Y	900 - 1,100
			Good	Y	700 - 900
		l t	Fair	Y	500 - 700
		F F	Poor	Ŷ	400 - 500
		Less than 120m ²	As New	Ŷ	900 - 1,100
			Good	Y	700 - 900
		-	Fair	Y	500 - 700
			Poor	Y	400 - 500



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
		T T	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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ADDED VALUE OF IMPROVEMENTS TABLE (Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof). Construction Size Condition **Applicable to** Value Range Age Range Type/Style category Y/N \$/m² Double Brick/ 2000 - Current >300m² As New Y 2,100 - 2,400 Rendered Brick/ Υ Good 1,900 - 2,100 Concrete. Y 1,700 - 1,900 Fair Poor Ν N/A Y 200m² - 300m² As New 2,100 - 2,400 Good Y 1,900 - 2,100 Fair Y 1,700 - 1,900 Poor Ν N/A 120m² - 200m² Y 2,100 - 2,400 As New Y Good 1,900 - 2,100 Fair Y 1,700 - 1,900 Ν N/A Poor Less than 120m² As New Y 2,100 - 2,400 Y 1,900 - 2,100 Good Fair Υ 1,700 - 1,900Poor Ν N/A 1960 - 1999 >300m² As New Υ 1,900 - 2,100 Y Good 1,700 - 1,900 Fair Υ 1,500 - 1,700 Y 1,300 - 1,500 Poor 200m² - 300m² As New Y 1,900 - 2,100 Y Good 1,700 - 1,900 Y 1,500 - 1,700 Fair Y Poor 1,300 - 1,500 120m² - 200m² As New Y 1,900 - 2,100 Good Y 1,700 - 1,900 Fair Y 1,500 - 1,700 Y Poor 1,300 - 1,500 Less than 120m² As New Y 1,900 - 2,100 Good Υ 1,700 - 1,900 Fair Y 1,500 - 1,700 Poor Υ 1,300 - 1,500 1945 - 1960 >300m² Y As New 1,700 - 1,900 Good Y 1,500 - 1,700 Y Fair 1,300 - 1,500 Poor Y 1,100 - 1,300 200m² - 300m² Y As New 1,700 - 1,900 Good Y 1,500 - 1,700 Y Fair 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 Y Fair 1,300 - 1,500 Poor Y 1,100 - 1,300 Less than 120m² Y As New 1,700 - 1,900 Y Good 1,500 - 1,700 Y Fair 1,300 - 1,500 Poor Y 1,100 - 1,300



Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
Double Brick/	1930 – 1945	>300m ²	As New	Y	1,500 - 1,700
Rendered Brick/			Good	Y	1,300 - 1,500
Concrete.			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
		T T	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
		Г	Poor	Y	700 - 900

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ADDED VALUE OF IMPROVEMENTS TABLE

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

Construction	Age Range	Size	Condition	Applicable to	Value Range
Type/Style	Age hunge	Size	condition	category Y/N	\$/m ²
Weatherboard.	2000 - Current	>300m ²	As New	Y	1,200 – 1,500
			Good	Ŷ	1,000 - 1,200
			Fair	Y	850 - 1,000
			Poor	N	N/A
		200m ² – 300m ²	As New	Y	1,200 - 1,500
		200111 300111	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
		120111 200111	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
	1900 1999	- 50011	Good	Y	850 - 1,000
		-	Fair	Y	650 - 850
		-	Poor	Y	450 - 650
		200m ² – 300m ²	As New	Y	1,000 - 1,200
		20011 30011	Good	Y	850 - 1,000
		-	Fair	Y	650 - 850
		-	Poor	Y	450 - 650
		120m ² – 200m ²	As New	Y	1,000 - 1,200
		12011 20011	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
	1945 1900	- 50011	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
			Fair Poor	Y Y	500 - 700 400 - 500



(Value ranges are inclusive of main dwelling, garages, verandahs, patios and entertainment areas under the main roof).								
Construction	Age Range	Size	Condition	Applicable to	Value Range			
Type/Style	1000			category Y/N	\$/m ²			
Veatherboard.	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			
		T T	Good	Y	600 - 800			
		T T	Fair	Y	450 - 600			
		T T	Poor	Y	350 - 450			
		Less than 120m ²	As New	Y	800 - 1,000			
		l f	Good	Y	600 - 800			
		F F	Fair	Y	450 - 600			
		F	Poor	Y	350 - 450			

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(Value ranges are		DDED VALUE OF IM welling, garages, veran			der the main roof).
Construction	Age Range	Size	Condition	Applicable to	Value Range
Type/Style				category Y/N	\$/m²
Fibrous Cement /	2000 - Current	>300m ²	As New	Y	1,200 - 1,500
Hardiboard.			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



(Value ranges are		DDED VALUE OF IMF welling, garages, verand			der the main roof
Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
ibrous Cement /	1930 - 1945	>300m ²	As New	Y	900 - 1,100
lardiboard.			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
		T T	Good	Y	600 - 800
		T T	Fair	Y	450 - 600
			Poor	Y	350 - 450
		Less than 120m ²	As New	Y	800 - 1,000
		T T	Good	Y	600 - 800
		T T	Fair	Y	450 - 600
		T T	Poor	Y	350 - 450

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(Value ranges are		DDED VALUE OF IM welling, garages, veran			der 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	Ν	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	Ν	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



Construction Type/Style	Age Range	Size	Condition	Applicable to category Y/N	Value Range \$/m ²
/letal 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
		Γ	Fair	Y	450 - 600
			Poor	Y	350 - 450
		Less than 120m ²	As New	Y	800 - 1,000
		T T	Good	Y	600 - 800
		T T	Fair	Y	450 - 600
			Poor	Y	350 - 450

ADDED VALUE OF IMPROVEMENTS TABLE

<u>NOTES</u>

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