Preston Rowe Paterson		PRP Newcastle & Central Coast Newcastle & Lake Macquarie Contract- Added Value of Improvements Table- 2018 Base Date							
Construction/ Style	Age			Applicable to Category		Value Range			
ouble Brick/Rendered Brick/Concrete									
	2000 - Current	>300	As New	Y	\$	1,300 \$	2,500		
			Good	Y	\$	1,200 \$	2,000		
			Fair	Y	\$	900 \$	1,500		
			Poor	Y	\$	750 \$	1,100		
		200 - 300	As New	Y	\$	1,300 \$	2,500		
			Good	Y	\$	1,200 \$	2,000		
			Fair	Y Y	\$	900 \$	1,500		
		120 - 200	Poor As New	Y	\$	750 \$ 1,400 \$	1,100 2,500		
			Good	Y	\$	1,400 \$	2,000		
			Fair	Y	\$	900 \$	1,500		
			Poor	Y	\$	750 \$	1,100		
		<120	As New	Y	\$	1,500 \$	2,500		
			Good	Y	\$	1,300 \$	2,200		
			Fair	Y	\$	1,000 \$	1,500		
			Poor	Y	\$	700 \$	1,000		
	1960 - 1999	>300	As New	Yes	\$	1,200 \$	2,000		
			Good	Yes	\$	1,000 \$	1,800		
			Fair	Yes	\$	800 \$	1,300		
		200 - 300	Poor As New	Yes Yes	\$	650 \$	950 2,000		
		200 000	Good	Yes	\$	1,200 \$ 1,100 \$	1,800		
			Fair	Yes	\$	900 \$	1,500		
			Poor	Yes	\$	650 \$	1,000		
		120 - 200	As New	Yes	\$	900 \$	1,500		
			Good	Yes	\$	800 \$	1,300		
			Fair	Yes	\$	600 \$	1,100		
			Poor	Yes	\$	550 \$	950		
		<120	As New	Yes	\$	1,200 \$	2,000		
			Good	Yes	\$	1,100 \$	1,800		
			Fair	Yes	\$	900 \$	1,200		
	1945 - 1960	>300	Poor	Yes	\$	550 \$	1,000		
	17-10 1700	- 000	As New Good	Yes Yes	\$	1,300 \$ 1,200 \$	2,500 2,000		
			Fair	Yes	\$	900 \$	1,500		
			Poor	Yes	\$	750 \$	1,100		
		200 - 300	As New	Yes	\$	1,300 \$	2,500		
			Good	Yes	\$	1,200 \$	2,000		
			Fair	Yes	\$	900 \$	1,500		
			Poor	Yes	\$	750 \$	1,100		
		120 - 200	As New	Yes	\$	1,400 \$	2,500		
			Good	Yes	\$	1,200 \$	2,000		
			Fair	Yes	\$	900 \$	1,500		
		<120	Poor	Yes	\$	750 \$	1,100		
		\$120	As New Good	Yes Yes	\$ \$	1,500 \$ 1,300 \$	2,500 2,200		
			Fair	Yes	\$	1,000 \$	1,500		
			Poor	Yes	\$	700 \$	1,000		
	1930 - 1945	>300	As New	Yes	\$	1,400 \$	2,800		
			Good	Yes	\$	1,200 \$	2,000		
			Fair	Yes	\$	800 \$	1,300		
			Poor	Yes	\$	600 \$	950		
		200 - 300	As New	Yes	\$	1,400 \$	3,000		
			Good	Yes	\$	1,200 \$	2,000		
			Fair	Yes	\$	800 \$	1,300		
		120 - 200	Poor	Yes	\$	600 \$	950		
		120 - 200	As New	Yes	\$	1,400 \$	3,000		
			Good	Yes	\$ ¢	1,200 \$	2,000		
			Fair Poor	Yes Yes	\$	750 \$ 500 \$	1,300 900		
		<120	As New	Yes	\$	1,500 \$	4,000		
			Good	Yes	\$	1,300 \$	3,000		
			Fair	Yes	\$	800 \$	1,300		
		1		Yes	\$		950		

Preston Rowe Paterson	PRP Newcastle & Central Coast Newcastle & Lake Macquarie Contract- Added Value of Improvements Table- 2018 Base Date							
Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value Range			
	Pre 1930	>300	As New	Yes	\$ 1,500 \$	4,000		
			Good	Yes	\$ 1,300 \$	3,000		
			Fair	Yes	\$ 750 \$	1,300		
		200 - 300	Poor As New	Yes Yes	\$ 500 \$ \$ 1,500 \$	950 4,000		
			Good	Yes	\$ 1,300 \$	3,000		
			Fair	Yes	\$ 750 \$	1,300		
		120 - 200	Poor	Yes	\$ 500 \$	950		
		120 - 200	As New Good	Yes Yes	\$ 1,500 \$ \$ 1,300 \$	4,000 3,000		
			Fair	Yes	\$ 750 \$	1,300		
			Poor	Yes	\$ 500 \$	950		
		<120	As New	Yes	\$ 1,700 \$	4,200		
			Good	Yes	\$ 1,300 \$	3,000		
			Fair Poor	Yes Yes	\$ 750 \$ \$ 450 \$	1,300 850		
Brick Veneer			FUUI		ψ 4υυ \$	630		
	2000 - Current	>300	As New	Yes	\$ 1,100 \$	2,000		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair	Yes	\$ 800 \$	1,200		
		200 - 300	Poor	Yes	\$ 700 \$	1,000		
		200 - 300	As New Good	Yes Yes	\$ 1,200 \$ \$ 1,000 \$	2,000 1,500		
			Fair	Yes	\$ 800 \$	1,200		
			Poor	Yes	\$ 700 \$	1,000		
		120 - 200	As New	Yes	\$ 1,100 \$	2,000		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair	Yes	\$ 800 \$	1,200		
		<120	Poor As New	Yes Yes	\$ 700 \$ \$ 1,200 \$	1,000 2,500		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair	Yes	\$ 700 \$	1,100		
			Poor	Yes	\$ 600 \$	900		
	1960 - 1999	>300	As New	Yes	\$ 1,100 \$	2,000		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair Poor	Yes Yes	\$ 800 \$ \$ 700 \$	1,200		
		200 - 300	As New	Yes	\$ 1,200 \$	2,000		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair	Yes	\$ 800 \$	1,200		
		120 - 200	Poor	Yes	\$ 700 \$	1,000		
		120 - 200	As New Good	Yes Yes	\$ 1,100 \$ \$ 1,000 \$	2,000 1,500		
			Fair	Yes	\$ 800 \$	1,200		
			Poor	Yes	\$ 700 \$	1,000		
		<120	As New	Yes	\$ 1,200 \$	2,500		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair Poor	Yes Yes	\$ 700 \$ \$ 600 \$	1,100 900		
	1945 - 1960	>300	As New	Yes	\$ 1,100 \$	2,000		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair	Yes	\$ 800 \$	1,200		
		200 - 300	Poor	Yes	\$ 700 \$	1,000		
		200 - 300	As New Good	Yes Yes	\$ 1,200 \$ \$ 1,000 \$	2,000 1,500		
			Fair	Yes	\$ 1,000 \$ \$ 800 \$	1,200		
			Poor	Yes	\$ 700 \$	1,000		
		120 - 200	As New	Yes	\$ 1,100 \$	2,000		
			Good	Yes	\$ 1,000 \$	1,500		
			Fair	Yes	\$ 800 \$	1,200		
		<120	Poor As New	Yes Yes	\$ 700 \$ \$ 1,200 \$	1,000		
			As New Good	Yes	\$ 1,200 \$ \$ 1,000 \$	2,500 1,500		
			Fair	Yes	\$ 700 \$	1,100		
			Poor	Yes	\$ 600 \$	900		

Preston Rowe Paterson	PRP Newcastle & Central Coast Newcastle & Lake Macquarie Contract- Added Value of Improvements Table- 2018 Base Date						
Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value Rar	nge	
	1930 - 1945	>300	As New	Yes	\$ 1,100 \$	2,500	
			Good	Yes	\$ 1,000 \$	1,800	
			Fair Poor	Yes Yes	\$ 800 \$ \$ 700 \$	1,200	
		200 - 300	As New	Yes	\$ 1,200 \$	2,500	
			Good	Yes	\$ 1,000 \$	1,800	
			Fair	Yes	\$ 800 \$	1,200	
		120 - 200	Poor	Yes	\$ 700 \$	1,000	
		120 - 200	As New Good	Yes Yes	\$ 1,200 \$ \$ 1,000 \$	2,500	
			Fair	Yes	\$ 800 \$	1,200	
			Poor	Yes	\$ 700 \$	1,000	
		<120	As New	Yes	\$ 1,200 \$	3,000	
			Good Fair	Yes Yes	\$ 1,000 \$ \$ 700 \$	2,000	
			Poor	Yes	\$ 600 \$	900	
Weatherboard	·						
	2000 - Current	>300	As New	Yes	\$ 1,300 \$	2,500	
			Good	Yes	\$ 1,200 \$ \$ 900 \$	2,000	
			Fair Poor	Yes Yes	\$ 900 \$ \$ 750 \$	1,500	
		200 - 300	As New	Yes	\$ 1,300 \$	2,500	
			Good	Yes	\$ 1,100 \$	2,000	
			Fair	Yes	\$ 900 \$	1,500	
		120 - 200	Poor	Yes	\$ 750 \$	1,100	
		120 - 200	As New Good	Yes Yes	\$ 1,400 \$ \$ 1,100 \$	2,500 2,000	
			Fair	Yes	\$ 900 \$	1,500	
			Poor	Yes	\$ 700 \$	1,000	
		<120	As New	Yes	\$ 1,500 \$	2,500	
			Good	Yes	\$ 1,300 \$	2,200	
			Fair Poor	Yes Yes	\$ 1,000 \$ \$ 500 \$	1,500 950	
	1960 - 1999	>300	As New	Yes	\$ 1,300 \$	2,500	
			Good	Yes	\$ 1,200 \$	2,000	
			Fair	Yes	\$ 900 \$	1,500	
		200 - 300	Poor	Yes	\$ 750 \$	1,100	
		200 000	As New Good	Yes Yes	\$ 1,300 \$ \$ 1,100 \$	2,500 2,000	
			Fair	Yes	\$ 900 \$	1,500	
			Poor	Yes	\$ 750 \$	1,100	
		120 - 200	As New	Yes	\$ 1,400 \$	2,500	
			Good Fair	Yes Yes	\$ 1,100 \$ \$ 900 \$	2,000	
			Poor	Yes	\$ 900 \$ \$ 700 \$	1,500	
		<120	As New	Yes	\$ 1,500 \$	2,500	
			Good	Yes	\$ 1,300 \$	2,200	
			Fair	Yes	\$ 1,000 \$	1,500	
	1945 - 1960	>300	Poor As New	Yes Yes	\$ 500 \$ \$ 1,300 \$	950 2,500	
	., 10 1700		Good	Yes	\$ 1,300 \$ \$ 1,200 \$	2,500	
			Fair	Yes	\$ 900 \$	1,500	
		000 000	Poor	Yes	\$ 750 \$	1,100	
		200 - 300	As New	Yes	\$ 1,300 \$	2,500	
			Good Fair	Yes Yes	\$ 1,100 \$ \$ 900 \$	2,000	
			Poor	Yes	\$ 900 \$ \$ 750 \$	1,500	
		120 - 200	As New	Yes	\$ 1,400 \$	2,500	
			Good	Yes	\$ 1,100 \$	2,000	
			Fair	Yes	\$ 900 \$	1,500	
		<120	Poor	Yes	\$ 700 \$ \$ 1,500 \$	1,000	
			As New Good	Yes Yes	\$ 1,500 \$ \$ 1,300 \$	2,500 2,200	
			Fair	Yes	\$ 1,000 \$	1,500	
			Poor	Yes	\$ 500 \$	950	

Preston Rowe Paterson		Coast ntract-)18 Base Dat	ate			
Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value	Range
	1930 - 1945	>300	As New	Yes	\$ 1,300	\$ 2,700
			Good	Yes	\$ 1,200	\$ 2,000
			Fair	Yes	\$ 900	
		200 - 300	Poor	Yes	\$ 750	
		200 000	As New Good	Yes Yes	\$ 1,300 \$ 1,100	
			Fair	Yes	\$ 800	
			Poor	Yes	\$ 500	
		120 - 200	As New	Yes	\$ 1,400	\$ 3,000
			Good	Yes	\$ 1,100	
			Fair	Yes	\$ 800	
		<120	Poor	Yes	\$ 500 \$ 1,500	
		120	As New Good	Yes Yes	\$ 1,500 \$ 1,300	
			Fair	Yes	\$ 750	
			Poor	Yes	\$ 450	
	Pre 1930	>300	As New	Yes	\$ 1,500	\$ 5,000
			Good	Yes	\$ 1,300	
			Fair	Yes	\$ 900	•
		200 - 300	Poor As New	Yes Yes	\$ 650 \$ 1,500	
			Good	Yes	\$ 1,300	
			Fair	Yes	\$ 800	
			Poor	Yes	\$ 500	\$ 900
		120 - 200	As New	Yes	\$ 1,500	
			Good	Yes	\$ 1,300	
			Fair Poor	Yes Yes	\$ 850 \$ 500	
		<120	As New	Yes	\$ 500 \$ 1,500	
			Good	Yes	\$ 1,300	
			Fair	Yes	\$ 750	\$ 1,400
			Poor	Yes	\$ 450	\$ 850
rous Cement/Hardiboard	2000 - Current	>300				A
	2000 - Colleni	-300	As New Good	Yes Yes	\$ 1,000 \$ 750	
			Fair	Yes	\$	
			Poor	Yes	\$ 450	
		200 - 300	As New	Yes	\$ 1,000	\$ 2,000
			Good	Yes	\$ 750	
			Fair	Yes	\$ 550	
		120 - 200	Poor As New	Yes Yes	\$ 450 \$ 1,000	
			As New Good	Yes Yes	\$ 1,000 \$ 750	
			Fair	Yes	\$ 550	
			Poor	Yes	\$ 450	
		<120	As New	Yes	\$ 1,000	
			Good	Yes	\$ 850	
			Fair Poor	Yes Yes	\$ 550 \$ 450	
	1960 - 1999	>300	As New	Yes	\$ 450 \$ 1,000	
			Good	Yes	\$ 750	
			Fair	Yes	\$ 550	
			Poor	Yes	\$ 450	
		200 - 300	As New	Yes	\$ 1,000	
			Good	Yes	\$ 750	
			Fair Poor	Yes Yes	\$ 550 \$ 450	
		120 - 200	As New	Yes	\$ 1,000	
			Good	Yes	\$ 750	
	1		Fair	Yes	\$ 550	
	l			_		
			Poor	Yes	\$ 450	\$ 900
		<120	Poor As New	Yes	\$ 1,000	\$ 2,200
		<120	Poor			\$ 2,200 \$ 1,500

Preston Rowe Paterson	PRP Newcastle & Central Coast Newcastle & Lake Macquarie Contract- Added Value of Improvements Table- 2018 Base Date							
Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value	Range		
	1945 - 1960	>300	As New	Yes	\$ 1,000	\$ 2,000		
			Good	Yes	\$ 750	· · · · · · · · · · · · · · · · · · ·		
			Fair Poor	Yes Yes	\$ 550 \$ 450			
		200 - 300	As New	Yes	\$ 1,000	· · · · · · · · · · · · · · · · · · ·		
			Good	Yes	\$ 750			
			Fair	Yes	\$ 550	\$ 1,000		
		120 - 200	Poor	Yes	\$ 450			
		120 - 200	As New Good	Yes Yes	\$ 1,000 \$ 750	· · · · · · · · · · · · · · · · · · ·		
			Fair	Yes	\$ 550			
			Poor	Yes	\$ 450			
		<120	As New	Yes	\$ 1,000	\$ 2,200		
			Good	Yes	\$ 850			
			Fair	Yes	\$ 550 \$ 450			
	1930 - 1945	>300	Poor As New	Yes Yes	\$ 450 \$ 1,000			
			Good	Yes	\$ 750			
			Fair	Yes	\$ 550			
			Poor	Yes	\$ 450			
		200 - 300	As New	Yes	\$ 1,000			
			Good Fair	Yes Yes	\$ 750			
			Poor	Yes	\$ 550 \$ 450			
		120 - 200	As New	Yes	\$ 1,000			
			Good	Yes	\$ 750			
			Fair	Yes	\$ 550			
		<120	Poor	Yes	\$ 450			
		<120	As New Good	Yes Yes	\$ 1,000 \$ 850			
			Fair	Yes	\$ 850 \$ 550			
			Poor	Yes	\$ 450			
ole Homes/Platform Dwellings								
	2000 - Current	>300	As New	Yes	\$ 2,000			
			Good Fair	Yes Yes	\$ 1,800 \$ 1,500			
			Poor	Yes	\$ 1,200			
		200 - 300	As New	Yes	\$ 2,000			
			Good	Yes	\$ 1,800	\$ 5,000		
			Fair	Yes	\$ 1,500			
		120 - 200	Poor As Now	Yes	\$ 1,200			
			As New Good	Yes Yes	\$ 2,000 \$ 1,800			
			Fair	Yes	\$ 1,500			
			Poor	Yes	\$ 1,200	\$ 3,000		
		<120	As New	Yes	\$ 2,000			
			Good	Yes	\$ 1,800			
			Fair Poor	Yes Yes	\$ 1,500 \$ 1,200			
	1960 - 1999	>300	As New	Yes	\$ 2,000			
			Good	Yes	\$ 1,800			
			Fair	Yes	\$ 1,100	\$ 3,000		
		200 200	Poor	Yes	\$ 850			
		200 - 300	As New	Yes	\$ 2,000 \$ 1,800			
			Good Fair	Yes Yes	\$ 1,800 \$ 1,200			
			Poor	Yes	\$ 900			
		120 - 200	As New	Yes	\$ 2,000			
			Good	Yes	\$ 1,800			
			Fair	Yes	\$ 1,200			
		<120	Poor As Now	Yes	\$ 900			
			As New Good	Yes Yes	\$ 2,000 \$ 1,800			
			Fair	Yes	\$ 1,800 \$ 1,200			
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PRP Preston Rowe Paterson	PRP Newcastle & Central Coast Newcastle & Lake Macquarie Contract- Added Value of Improvements Table- 2018 Base Date						
International Property Consultants							
Construction/ Style Prestige/Architect Designed/Master Built Homes	Age	Size (m2)	Condition Applicable to Category		Value Range		
	2000 - Current	>300	As New	Yes	\$ 2	500 \$	7,500
			Good	Yes	- · · · · · · · · · · · · · · · · · · ·	300 \$	6,500
			Fair Poor	Yes Yes	+ ·	100 \$ 300 \$	4,500
		200 - 300	As New	Yes		300 \$ 500 \$	3,000 7,500
			Good	Yes		300 \$	6,500
			Fair	Yes		100 \$	4,500
			Poor	Yes	\$ 1.	300 \$	3,000
		120 - 200	As New	Yes		500 \$	7,500
			Good Fair	Yes Yes	+ ·	300 \$ 100 \$	6,500
			Poor	Yes	-	400 \$	5,500 4,500
		<120	As New	Yes	1 ·	500 \$	7,500
			Good	Yes	1	300 \$	6,500
			Fair	Yes		100 \$	5,500
	10/0 1000	> 200	Poor	Yes		500 \$	3,500
	1960 - 1999	>300	As New	Yes		500 \$	7,500
			Good Fair	Yes Yes		300 \$ 500 \$	6,500 4,500
			Poor	Yes		900 \$	2,500
		200 - 300	As New	Yes		500 \$	7,500
			Good	Yes	\$ 2.	300 \$	6,500
			Fair	Yes	+	500 \$	4,500
		120 - 200	Poor	Yes		900 \$	2,500
		120 - 200	As New Good	Yes Yes		500 \$ 300 \$	7,500 6,500
			Fair	Yes	1	500 \$	4,500
			Poor	Yes		900 \$	2,500
		<120	As New	Yes	\$ 2.	500 \$	7,500
			Good	Yes	+	300 \$	6,500
			Fair	Yes		500 \$	4,500
	1945 - 1960	>300	Poor	Yes		900 \$	2,700
			As New Good	Yes Yes		500 \$ 300 \$	7,500 6,500
			Fair	Yes		100 \$	5,500
			Poor	Yes	1	500 \$	4,500
		200 - 300	As New	Yes	\$ 2.	500 \$	7,500
			Good	Yes		300 \$	6,500
			Fair	Yes	+	100 \$	5,500
		120 - 200	Poor As New	Yes Yes		500 \$ 500 \$	4,500 7,500
			Good	Yes	1	300 \$ 300 \$	6,500
			Fair	Yes		100 \$	5,500
			Poor	Yes		500 \$	4,500
		<120	As New	Yes	1	500 \$	7,500
			Good	Yes		300 \$	6,500
			Fair Poor	Yes Yes		100 \$ 500 \$	5,500 4,500
	1930 - 1945	>300	As New	Yes		500 \$	7,500
			Good	Yes		300 \$	6,500
			Fair	Yes		100 \$	5,500
		000 000	Poor	Yes	+ · · · · · · · · · · · · · · · · · · ·	500 \$	4,500
		200 - 300	As New	Yes		500 \$	7,500
			Good Fair	Yes Yes		300 \$ 100 \$	6,500 5,500
			Poor	Yes		500 \$	4,500
		120 - 200	As New	Yes		500 \$	7,500
			Good	Yes	-	300 \$	6,500
			Fair	Yes		100 \$	5,500
		<120	Poor	Yes		500 \$	4,500
		<120	As New	Yes		500 \$ 300 \$	7,500
			Good	Yes		300 \$	6,500
			Fair	Yes	\$ 2.	100 \$	5,500

Preston Rowe Paterson	PRP Newcastle & Central Coast Newcastle & Lake Macquarie Contract- Added Value of Improvements Table- 2018 Base Date							
Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value	Range		
	Pre 1930	>300	As New	Yes	\$ 2,500	\$ 7,500		
			Good	Yes	\$ 2,300	\$ 6,500		
			Fair	Yes	\$ 2,100	\$ 5,500		
			Poor	Yes	\$ 1,500	\$ 4,500		
		200 - 300	As New	Yes	\$ 2,500	\$ 7,500		
			Good	Yes	\$ 2,300	\$ 6,500		
			Fair	Yes	\$ 2,100	\$ 5,500		
			Poor	Yes	\$ 1,500	\$ 4,500		
		120 - 200	As New	Yes	\$ 2,500	\$ 7,500		
			Good	Yes	\$ 2,300	\$ 6,500		
			Fair	Yes	\$ 2,100	\$ 5,500		
			Poor	Yes	\$ 1,500	\$ 4,500		
		<120	As New	Yes	\$ 2,500	\$ 7,500		
			Good	Yes	\$ 2,300	\$ 6,500		
			Fair	Yes	\$ 2,100	\$ 5,500		
			Poor	Yes	\$ 1,500	\$ 4,500		