



# 2018

## ADDED VALUE OF IMPROVEMENTS TABLE

### MAITLAND CONTRACT

Incorporating Local Government Areas:  
Cessnock, Dungog, Maitland and Port Stephens

Liability limited by a scheme approved under Professional Standards Legislation

## Robertson & Robertson Improvement schedule

Brick Veneer				
Age	Size	Condition	Applicable	Value Range
2000 to Current	> 300m <sup>2</sup>	As new	Yes	1100 - 1850
		Good	Yes	900 - 1650
		Fair	Yes	700 - 1350
		Poor	Yes	600 - 950
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1200 - 1900
		Good	Yes	900 - 1700
		Fair	Yes	700 - 1350
		Poor	Yes	600 - 1000
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1200 - 1950
		Good	Yes	1000 - 1750
		Fair	Yes	800 - 1350
		Poor	Yes	700 - 1100
	<120m <sup>2</sup>	As new	Yes	1400 - 2000
		Good	Yes	1100 - 1850
		Fair	Yes	900 - 1400
		Poor	Yes	700 - 1200
1960 - 1999	> 300m <sup>2</sup>	As new	Yes	1200 - 1850
		Good	Yes	1000 - 1650
		Fair	Yes	800 - 1350
		Poor	Yes	600 - 1000
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1200 - 1900
		Good	Yes	1000 - 1700
		Fair	Yes	800 - 1200
		Poor	Yes	600 - 850
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1200 - 1950
		Good	Yes	1000 - 1700
		Fair	Yes	800 - 1200
		Poor	Yes	600 - 850
	<120m <sup>2</sup>	As new	Yes	1300 - 2000
		Good	Yes	1100 - 1850
		Fair	Yes	1000 - 1400
		Poor	Yes	800 - 1200

## Robertson & Robertson Improvement schedule

### Brick Veneer continued ...

Age	Size	Condition	Applicable	Value Range
1945 - 1960	> 300m <sup>2</sup>	As new	Yes	900 - 1400
		Good	Yes	700 - 1200
		Fair	Yes	500 - 800
		Poor	Yes	400 - 600
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	900 - 1450
		Good	Yes	700 - 1250
		Fair	Yes	600 - 850
		Poor	Yes	500 - 700
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1000 - 1400
		Good	Yes	800 - 1100
		Fair	Yes	600 - 850
		Poor	Yes	500 - 700
	<120m <sup>2</sup>	As new	Yes	1100 - 1500
		Good	Yes	900 - 1250
		Fair	Yes	600 - 900
		Poor	Yes	600 - 850

## Robertson & Robertson Improvement schedule

**Concrete Block, Concrete, Concrete panel, Double brick, Rammed earth, Mud brick, Rendered brick, Sandstone**

Age	Size	Condition	Applicable	Value Range
2000 - Current	> 300m <sup>2</sup>	As new	Yes	1600 - 2250
		Good	Yes	1200 - 1750
		Fair	Yes	1100 - 1500
		Poor	Yes	600 - 900
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1600 - 2350
		Good	Yes	1300 - 1850
		Fair	Yes	1200 - 1650
		Poor	Yes	600 - 900
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1800 - 2500
		Good	Yes	1400 - 1950
		Fair	Yes	1200 - 1750
		Poor	Yes	600 - 900
	<120m <sup>2</sup>	As new	Yes	1900 - 2650
		Good	Yes	1400 - 2000
		Fair	Yes	1300 - 1850
		Poor	Yes	800 - 1200
1960 - 1999	> 300m <sup>2</sup>	As new	Yes	1300 - 1800
		Good	Yes	900 - 1350
		Fair	Yes	800 - 1150
		Poor	Yes	600 - 900
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1300 - 1850
		Good	Yes	1000 - 1400
		Fair	Yes	800 - 1200
		Poor	Yes	500 - 700
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1400 - 2000
		Good	Yes	1100 - 1500
		Fair	Yes	900 - 1350
		Poor	Yes	600 - 900
	<120m <sup>2</sup>	As new	Yes	1600 - 2250
		Good	Yes	1100 - 1550
		Fair	Yes	1000 - 1450
		Poor	Yes	700 - 1000
1945 - 1960	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1300 - 1850
		Good	Yes	900 - 1250
		Fair	Yes	700 - 1000
		Poor	Yes	400 - 600
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1300 - 1850
		Good	Yes	900 - 1250
		Fair	Yes	700 - 1000
		Poor	Yes	500 - 700
	<120m <sup>2</sup>	As new	Yes	1400 - 2000
		Good	Yes	1000 - 1400
		Fair	Yes	800 - 1200
		Poor	Yes	500 - 750

## Robertson & Robertson Improvement schedule

**Concrete Block, Concrete, Concrete panel, Double brick, Rammed earth, Mud brick, Rendered brick, Sandstone continued...**

Age	Size	Condition	Applicable	Value Range
1930 - 1945	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1300 - 2250
		Good	Yes	900 - 1850
		Fair	Yes	700 - 1650
		Poor	Yes	400 - 1000
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1300 - 2250
		Good	Yes	900 - 1850
		Fair	Yes	700 - 1650
		Poor	Yes	500 - 1000
	<120m <sup>2</sup>	As new	Yes	1400 - 2500
		Good	Yes	1000 - 2000
		Fair	Yes	800 - 1650
		Poor	Yes	500 - 1000
Up to 1930	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1300 - 2250
		Good	Yes	900 - 1850
		Fair	Yes	700 - 1650
		Poor	Yes	400 - 1000
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1300 - 2250
		Good	Yes	900 - 1850
		Fair	Yes	700 - 1650
		Poor	Yes	500 - 1000
	<120m <sup>2</sup>	As new	Yes	1400 - 2500
		Good	Yes	1000 - 2000
		Fair	Yes	800 - 1650
		Poor	Yes	500 - 1000

## Robertson & Robertson Improvement schedule

### Fibrous cement, composite board, vinyl board, Weatherboard

Age	Size	Condition	Applicable	Value Range
2000 - Current	> 300m <sup>2</sup>	As new	Yes	1300 - 1800
		Good	Yes	1000 - 1450
		Fair	Yes	800 - 1200
		Poor	Yes	600 - 850
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1300 - 1850
		Good	Yes	1100 - 1500
		Fair	Yes	900 - 1250
		Poor	Yes	600 - 900
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1400 - 2000
		Good	Yes	1200 - 1650
		Fair	Yes	900 - 1300
		Poor	Yes	600 - 900
	<120m <sup>2</sup>	As new	Yes	1600 - 2250
		Good	Yes	1400 - 2000
		Fair	Yes	1000 - 1450
		Poor	Yes	700 - 950
1960 - 1999	> 300m <sup>2</sup>	As new	Yes	1100 - 1600
		Good	Yes	900 - 1250
		Fair	Yes	700 - 1000
		Poor	Yes	600 - 850
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1100 - 1600
		Good	Yes	900 - 1250
		Fair	Yes	700 - 1000
		Poor	Yes	600 - 850
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1200 - 1650
		Good	Yes	900 - 1300
		Fair	Yes	700 - 1000
		Poor	Yes	600 - 850
	<120m <sup>2</sup>	As new	Yes	1300 - 1850
		Good	Yes	1000 - 1450
		Fair	Yes	800 - 1200
		Poor	Yes	600 - 850
1945 - 1960	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1000 - 1400
		Good	Yes	800 - 1100
		Fair	Yes	600 - 900
		Poor	Yes	400 - 600
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1100 - 1500
		Good	Yes	800 - 1150
		Fair	Yes	700 - 1000
		Poor	Yes	400 - 600
	<120m <sup>2</sup>	As new	Yes	1100 - 1500
		Good	Yes	800 - 1150
		Fair	Yes	700 - 1000
		Poor	Yes	400 - 600

## Robertson & Robertson Improvement schedule

### Fibrous cement, composite board, vinyl board, Weatherboard cont...

1930 - 1945	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1000 - 2250
		Good	Yes	800 - 1850
		Fair	Yes	600 - 1650
		Poor	Yes	400 - 1000
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1100 - 2250
		Good	Yes	800 - 1850
		Fair	Yes	700 - 1650
		Poor	Yes	400 - 1000
	<120m <sup>2</sup>	As new	Yes	1100 - 2500
		Good	Yes	800 - 2000
		Fair	Yes	700 - 1650
		Poor	Yes	400 - 1000
Up to 1930	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1000 - 2500
		Good	Yes	800 - 1850
		Fair	Yes	600 - 1650
		Poor	Yes	400 - 1000
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1100 - 2250
		Good	Yes	800 - 1850
		Fair	Yes	700 - 1650
		Poor	Yes	400 - 1000
	<120m <sup>2</sup>	As new	Yes	1100 - 2500
		Good	Yes	800 - 2000
		Fair	Yes	700 - 1650
		Poor	Yes	400 - 1000

## Robertson & Robertson Improvement schedule

### Prestige, Architect designed

Age	Size	Condition	Applicable	Value Range
2000 to Current	> 300m <sup>2</sup>	As new	Yes	2100 - 5000
		Good	Yes	1800 - 4000
		Fair	Yes	1500 - 3500
		Poor	Yes	700 - 2500
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	2300 - 5500
		Good	Yes	1900 - 4250
		Fair	Yes	1700 - 3750
		Poor	Yes	800 - 2750
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	2700 - 5750
		Good	Yes	2300 - 4500
		Fair	Yes	1800 - 4000
		Poor	Yes	1100 - 3000
	<120m <sup>2</sup>	As new	Yes	3500 - 6000
		Good	Yes	2700 - 4000
		Fair	Yes	1800 - 3200
		Poor	Yes	1100 - 3250
1960 - 1999	> 300m <sup>2</sup>	As new	Yes	1900 - 3250
		Good	Yes	1500 - 2500
		Fair	Yes	1300 - 1900
		Poor	Yes	700 - 1000
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	2000 - 3500
		Good	Yes	1600 - 2750
		Fair	Yes	1400 - 1950
		Poor	Yes	800 - 1100
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	2100 - 3750
		Good	Yes	1800 - 2850
		Fair	Yes	1400 - 2000
		Poor	Yes	1100 - 1500
	<120m <sup>2</sup>	As new	Yes	2500 - 3800
		Good	Yes	1900 - 3000
		Fair	Yes	1500 - 2100
		Poor	Yes	1100 - 1500
1945 - 1960	> 300m <sup>2</sup>	As new	Yes	1700 - 2400
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1800 - 2500
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1800 - 2600
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	<120m <sup>2</sup>	As new	Yes	1900 - 2700
		Good	Yes	1300 - 1800
		Fair	Yes	1100 - 1550
		Poor	Yes	900 - 1300



## Robertson & Robertson Improvement schedule

**Prestige, Architect designed continued...**

Age	Size	Condition	Applicable	Value Range
1930 - 1945	> 300m <sup>2</sup>	As new	Yes	1700 - 2400
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1800 - 2500
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1800 - 2600
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	<120m <sup>2</sup>	As new	Yes	1900 - 2700
		Good	Yes	1300 - 1800
		Fair	Yes	1100 - 1550
		Poor	Yes	900 - 1300
Up to 1930	> 300m <sup>2</sup>	As new	Yes	1700 - 2400
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	200m <sup>2</sup> - 300m <sup>2</sup>	As new	Yes	1800 - 2500
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	120m <sup>2</sup> - 200m <sup>2</sup>	As new	Yes	1800 - 2600
		Good	Yes	1200 - 1700
		Fair	Yes	1100 - 1500
		Poor	Yes	900 - 1300
	<120m <sup>2</sup>	As new	Yes	1900 - 2700
		Good	Yes	1300 - 1800
		Fair	Yes	1100 - 1550
		Poor	Yes	900 - 1300



## **DISCLAIMER**

This information is prepared on behalf of the Valuer General by the rules set out in the Rating and Taxing Valuation Procedures Manual v7.2.1 at section 4.2.4 Added value of improvements.

The raw data upon which this analysis is based is not included in the report. This report deals with the results of analysis in accordance with the above section of the procedure manual.

The tables refer to added value and not replacement cost, so should not be referenced for insurance purpose.

This report has been prepared on behalf of the Valuer General. The purpose of this report is to provide an overview of the added value of improvements table for the valuation program for the 1 July 2018 valuation in the Local Government Area of Maitland.

This report is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this report.

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