

CROWN VALUATION SERVICES

FINAL REPORT

BASE DATE 1<sup>st</sup> July 2015

DISTRICT OF FAIRIFIELD (220)

CONTRACT AREA  
BLACKTOWN

29<sup>th</sup> October 2015

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## EXECUTIVE SUMMARY

### LGA Overview:

#### FAIRFIELD LOCAL GOVERNMENT AREA

The Fairfield Local Government Area (Fairfield LGA) is located in Sydney's south western suburbs, about 30 kilometres from the Sydney CBD. It covers an area of 100.54 square kilometres. Adjoining Local Government Areas to the Fairfield Local Government Area comprise of:

- Holroyd to the north east
- Blacktown to the north
- Penrith to the west
- Liverpool to the south and south west
- Bankstown to the south east

#### Number of properties valued this year and the total land value in dollars

Fairfield District comprises of residential, commercial, industrial, rural, environmental, recreational, special use, open space zoned lands.

A total of 53,017 properties were valued as at base date 1 July 2015 and valuations are reflective of the property market at that time. Previous Notices of Valuation issued to owners for the base date of 1 July 2012. Fairfield LGA property market has experienced growth across all sectors, especially in its residential property market. The residential land values have experienced moderate to high increases since 2014 base date.

Valuation changes in the local government area and percentage changes between the council valuation years of 1 July 2012 and 1 July 2015 and the land tax valuation year of 2014 are as follows:

#### PROPERTIES VALUED AND TOTAL LAND VALUE

Zone	Zone Codes	Entries	2015 Total LV	2014 LT Total LV	Change From LT %	2012 LG Total LV	Change From LG %
Residential	('A','R1','R2','R3','R4','RU5','Z')	48,658	\$22,928,701,770	\$16,972,954,895	35.09	\$14,120,099,351	62.38
Commercial	('B','B1','B2','B3','B4','B5','B6')	1,117	\$1,586,952,450	\$1,408,000,900	12.71	\$1,203,354,760	31.88
Industrial	('I','IN1','IN2')	1,289	\$2,117,777,180	\$2,004,907,560	5.63	\$1,806,692,930	17.22
Infrastructure	('S','SP1','SP2','SP3')	162	\$64,447,940	\$60,459,530	6.60	\$52,293,290	23.24
Environmental	('E2','E3')	406	\$132,575,969	\$120,489,574	10.03	\$104,885,107	26.40
Public Recreation	('O','RE1','RE2','W2')	538	\$379,412,820	\$312,920,590	21.25	\$271,229,570	39.89
Rural	('RU2','RU4')	846	\$816,590,890	\$660,529,780	23.63	\$614,572,660	32.87
Total			\$28,026,459,019	\$21,540,262,829	30.11	\$18,173,127,668	54.22

### State and local government legislation for FAIRFIELD LGA:

The State Government's planning reforms which include the Standard Instrument, Local Environmental Plans (LEPs) Order 2006 (Standard Instrument) introduced in 2006 requires Local Councils to introduce standardised planning instruments. The Standard Instrument is the state wide template for LEPs which all Councils must use to prepare a new LEP.

Fairfield Planning is regulated by **Fairfield Local Environmental Plan 2013**, published on the NSW legislation website on Friday, 17 May 2013, and came into effect on the 31<sup>st</sup> of May 2013. The 2013 LEP does not apply to the Bonnyrigg Town Centre as a strategy is needed for a future draft plan. The FLEP 1994 will continue to apply to Bonnyrigg Town Centre and sections of Fairfield Heights/Smithfield until future policies are prepared and come into force.

With the commencement of FLEP 2013, a list of flood affected properties was obtained from Fairfield Council and CVS records were also updated. The existing flood liable components have been deleted while all flood liable properties have been identified and attributed and moved to the appropriate components. Properties have been attributed either LOW, MEDIUM or HIGH flood liability.

### Market overview and sales of particular interest:

CVS has undertaken significant analysis of the Fairfield District property market to provide an accurate and reliable basis of valuation. Approximately 405 sales have been analysed to enable the establishment and verification of land values as at 1 July 2015. These analysed sales also support the grading across components. Analysed sales reports are provided to Land and Property Information on a consistent basis throughout the year.

The added value of improvements are also analysed to enable the accurate deduction of land values. CVS undertakes this process using the paired sales approach and the replacement cost approach. In analysing sales before or after 1 July it is necessary to adjust the contract price in terms of market movement. In the Fairfield District this year sales and resales of properties indicated strong increase in values throughout the year with significant movement from August 2014 to 1 July 2015 for properties zoned residential.

Industrial and commercial rental analysis has demonstrated a strong demand for properties with sound fundamentals.

### **Significant issues and developments**

A list of any significant developments or applications for developments have been provided on pages 25 and 26 of this report.

## Significant value changes

### Summary of valuation changes to residential land

#### Changes since previous General Valuation (2012)

Residential zoned lands comprise approximately 91.41% of the properties valued with Fairfield LGA. Land values grew at a steady rate following the 2012 General Valuation until the latter part of 2014. In the second half of 2014, a moderate to strong growth in land values occurred as is shown by sales evidence. Effects of rezoning flowing the gazettal of FLEP in 2013, flowed through together with the NSW Government introduction of new laws encouraging secondary dwellings; boosting demand and increasing price for properties with large enough land to accommodate a main dwelling as well as secondary dwelling. The residential market has experienced increases of approximately 62.38% since the last general valuation.

#### Changes since previous valuation year (2014)

In the second half of 2014, a moderate to strong growth in land values occurred as is shown by sales evidence. Over 320 residential sales have been analysed. Effects of rezoning flowing the gazettal of FLEP in 2013, flowed through together with the NSW Government introduction of new laws encouraging secondary dwellings; boosting demand and increasing price for properties with large enough land to accommodate a main dwelling as well as secondary dwelling.

### Summary of valuation changes to rural land

#### Changes since previous General Valuation (2012)

Non-Urban / Rural lands in Fairfield are generally located within the Horsley Park and Cecil Park areas. Rural zoned lands comprise approximately 1.62% of the properties valued with Fairfield LGA. This sector has experienced a steady increase in land values since 2012 General Valuation. There has been an increase in sales activity since 2013, for those properties zoned RU4 (Rural Small Holdings). The broader rural market has experienced increases of approximately 32.87% since the last general valuation.

#### Changes since previous valuation year (2014)

Market evidence shows a steady to moderate increase in land values for this sector, especially evident in the RU4 zoned lands since base date 1 July 2014. There is a mix of vacant and improved sales within this sector which show an increase in land values.

### Summary of valuation changes to commercial land

#### Changes since previous general valuation (2012)

Commercial lands in Fairfield are generally located within the Town Centres of Cabramatta, Fairfield and Bonnyrigg. There are also a number of other smaller retail centres in Fairfield City including Canley Vale, Canley Heights, Fairfield Heights and Smithfield. Commercially zoned lands comprise approximately 2.11% of the properties valued with Fairfield LGA. Following a steady but smaller increase in land values from 2012 to 2014; there has been more of a moderate increase in values in the past year. The commercial market has experienced increases of approximately 31.88% since the last general valuation.

**Changes since previous valuation year (2014)**

In line with market evidence there was generally market movement throughout the commercial zoned properties, especially in the local centres of Canley Heights and Fairfield Heights. Over 20 sales were inspected and analysed for this sector. With the introduction of FLEP 2013, rezoning of properties and changing of development potential appears to have had an effect on purchase prices for this sector. Land values have risen moderately in some local centres, such as Canley Heights and Fairfield Heights. In town centres such as Villawood, there has been a move towards mixed commercial/residential developments from previous strip retail/office outlets.

**Summary of valuation changes to industrial land****Changes since previous general valuation (2012)**

Industrial lands in Fairfield are generally located within the Smithfield/Wetherill Park area. There a number of smaller industrial areas located in Lansvale, Yennora, Fairfield East and Villawood. Industrial zoned lands comprise approximately 2.43% of the properties valued with Fairfield LGA. The industrial market has experienced increases of approximately 17.22% since the last general valuation.

**Changes since previous valuation year (2014)**

There has been approximately 40 sales analysed for the industrial sector in the last year. In line with market evidence generally there was slight to moderate market movement throughout the industrial zoned properties.

**DISCLAIMER: Purpose of this Report**

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The purpose of this report is to describe the process and considerations for the 1 July 2015 Valuation of Fairfield LGA. The report has been produced on behalf of the Valuer General.

The land values have been specifically made for rating and taxing purposes. Land values produced as part of this process should not be used for any other purpose without the specific agreement of the Valuer General.

Land values must have regard to specific requirements and assumptions in rating and taxing legislation. Consequently these valuations may vary from market levels.

The land values have been determined using a methodology prescribed by the Rating and Taxing Valuation

Procedures Manual. The manual allows mass valuation methodologies that involve assessing large numbers of properties as a group to be utilised where appropriate. Mass valuation methodologies are by their nature likely to be less accurate than individually assessed valuations, however are utilised worldwide for rating and taxing purposes to deliver valuations within an acceptable market range.

Town planning, land use and other market information contained in this report has been compiled based on enquires undertaken during the valuation process. Third parties should make their own inquiries into these details and should not rely on the contents of this report.

The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained in this report.

More information on the valuation process is available from the Land and Property Information website at [www.lpi.nsw.gov.au/valuation](http://www.lpi.nsw.gov.au/valuation)



### *Main Industry*

The main industries of the Fairfield LGA include the following:

- Small to large industrial business of manufacturing, warehousing & service providers predominantly located at Wetherill Park, Smithfield, Yennora and Lansvale.
- The retail, commercial & community services located in the commercial centres at Fairfield, Cabramatta, Wetherill Park, Bonnyrigg, Greenfield Park & Edensor Park.
- Fairfield LGA has a good proportion of medium to large Clubs. These facilities are predominantly licensed and provide entertainment, community services & employment.
- Employment opportunities are also provided by the main road industrial / commercial & bulky goods businesses located on Woodville Road & the Hume Highway.
- The western localities of Horsley Park and Cecil Park are predominantly zoned for rural uses and open space parkland. This area provides a limited amount of employment opportunities of a mixed nature.

### *Significant Retail Centres*

Fairfield Central Business District is the business and administrative centre of the City. Cabramatta, the second largest town centre in the City has been transformed from a declining neighbourhood shopping centre into a rapidly expanding commercial centre under the influence of South East Asian resettlement. Recently established retail centres include Fairfield West, with re-development of Market Plaza. Other retail centres include Canley Heights, Fairfield Heights, Fairfield West, Prairiewood, Wetherill Park, Bonnyrigg, Greenfield Park and Edensor Park.

### *Type of Residential Development*

Accommodation in Fairfield comprises mainly of detached housing with pockets of residential flat development adjoining the established town centres. In recent years, especially in the last 2 years, there has been a tremendous growth in medium density development, such as townhouse, villa and dual occupancy homes. Council has encouraged the development of high rise mixed use commercial / residential space within the established town centres. In the last year, there has also been a vast growth in granny flat development across the district. Effects of rezoning flowing the gazettal of FLEP in 2013, flowed through together with the NSW Government introduction of new laws encouraging secondary dwellings.

### *Transport*

Major roads leading to Fairfield: are the Western Motorway (M4), The Hume Highway, The Cumberland Highway, The Western Sydney Orbital, South Western Motorway (M5), and various railway lines and bus services

*Australian Bureau of Statistics*

As at the 2011 Census, the population of Fairfield District is 187,766.

The following table shows the change in population since 2006 census.

Fairfield City	2011			2006			Change
	Number	%	Greater Sydney	Number	%	Greater Sydney	2006 to 2011
Population (excluding O/S visitors)	187,768	100.0	100.0	179,893	100.0	100.0	+7,875
▪ Males	92,522	49.3	49.2	88,960	49.5	49.3	+3,562
▪ Females	95,246	50.7	50.8	90,933	50.5	50.7	+4,313
Australian citizens	159,734	85.1	82.5	153,923	85.6	82.7	+5,811
Eligible Voters (citizens aged 18+)	119,214	63.5	62.4	113,360	63.0	62.3	+5,854
Overseas Visitors	--	--	--	--	--	--	--

In the 2011 Census, the following information is provided in regards to the Fairfield Local Government Area:

- There were 187,766 persons usually resident in Fairfield: 92,521 were males and 95,245 were females. Of the total population in Fairfield (Local Government Area) 0.7% were Indigenous persons, compared with 2.5% Indigenous persons in Australia.
- 20.3% of the population usually resident in Fairfield were children aged between 0-14 years, 56.1% were persons aged between 15 to 55 years and 23.6% were persons aged 55 years and over. The median age of persons in Fairfield (C) (Local Government Area) was 36 years, compared with 37 years for persons in Australia.
- In Fairfield (C) (Local Government Areas), 42.4% of people were born in Australia. The most common countries of birth were Vietnam 14.6%, Iraq 7.7%, Cambodia 3.7%, Italy 2.2% and China (excludes SARs and Taiwan) 2.1%.
- 42.4% of persons usually resident in Fairfield stated they were born in Australia. Other common responses within Fairfield were: Viet Nam 14.6%, Iraq 7.7%, Cambodia 3.7%, Italy 2.2% and China 2.1%.
- English was stated as the only language spoken at home by 25.9% of persons usually resident in Fairfield. The most common languages other than English spoken at home were: Vietnamese 19.1%, Arabic 7.3%, Assyrian 5.6%, Cantonese 5.0% and Spanish 3.8%.
- The most common responses for religious affiliation for persons usually resident in Fairfield were Catholic 33.9%, Buddhism 23%, No Religion 7.7%, Eastern Orthodox 5.9%, and Anglican 5.3%.
- The 2011 Employment status is not available yet. During the week prior to the 2006 Census, 73,267 people aged 15 years and over who were usually resident in Fairfield were in the labour force. Of these, 60.2% were employed full-time, 22.1% were employed part-time, 2.7% were employed but away from work, 4.5% were employed but did not state their hours worked and 10.5% were unemployed. There were 58,786 usual residents aged 15 years and over not in the labour force.
- The most common responses for occupation for employed persons usually resident in Fairfield were Technicians and Trades Workers 16.9%, Labourers 15.9%, Clerical and Administrative Workers 15.5%, Machinery Operators and Drivers 12.7% and Professionals 11.6%.

- The median weekly individual income for persons aged 15 years and over who were usual residents was \$319, compared with \$466 in Australia. The median weekly household income was \$873, compared with \$1,027 in Australia. The median weekly family income was \$946, compared with \$1,171 in Australia.
- There were 49,714 families in Fairfield: 52% were couple families with children, 23.3% were couple families without children, 22.6% were one parent families and 2.1% were other families.
- There were 55,839 occupied private dwellings counted in Fairfield: 74% were separate houses, 13.6% were semi-detached, row or terrace houses, townhouses etc., 12% were flats, units or apartments and 0.3% were other dwellings.
- The median weekly rent was \$280, compared to \$285 in Australia. The median monthly housing loan repayment was \$1,800, compared to \$1,800 in Australia. The average household size was 3.2 people and the average number of bedrooms per household was 3.2.
- 32.5% of occupied private dwellings were fully owned, 32.3% were owned with a mortgage and 30.8% were rented.

• *Overview of Number of Properties in Fairfield District*

ZONE	USE	NUMBER
A	Residential	12
B	Business	5
B1	Neighbourhood	165
B2	Local Centre	240
B3	Commercial Core	21
B4	Mixed Use	477
B5	Business Development	194
B6	Enterprise Corridor	15
E2	Environmental Conservation	389
E3	Environmental Management	17
I	Industrial	20
IN1	General Industrial	1050
IN2	Light Industrial	219

O	Open space	12
R1	General Residential	1049
R2	Low Density Residential	42106
R3	Medium Density Residential	4128
R4	High Density Residential	1173
RE1	Public Recreation	471
RE2	Private Recreation	54
RU2	Rural Landscape	41
RU4	Primary Production Small Lots	805
RU5	Village	13
S	Special Uses	2
SP1	Special Activities	5
SP2	Infrastructure	154
SP3	Tourist	1
W2	Recreational Waterways	1
Z	Undetermined Lands	185
<b>Total</b>	<b>01/07/2015</b>	<b>53,024</b>

**STATE and LOCAL GOVERNMENT LEGISLATION:**

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As per the State Government's planning reforms which include the Standard Instrument (LEPs) Order 2006 (Standard Instrument), Council has prepared a new LEP which will affect most of the city.

Fairfield Local Environment Plan 2013 was published on the NSW legislation website on Friday, 17 May 2013, and came into effect on the 31<sup>st</sup> of May 2013. The 2013 LEP does not apply to the Bonnyrigg Town Centre as a strategy is needed for a future draft plan. The FLEP 1994 will continue to apply to Bonnyrigg Town Centre.

With the commencement of FLEP 2013, a list of flood affected properties was obtained from Fairfield Council and CVS records were also updated. The existing flood liable components have been deleted while all flood liable properties have been identified and attributed and moved to the appropriate components. Properties have been attributed either LOW, MEDIUM or HIGH flood liability.

State Environment Planning Policies (SEPP) address significant issues of the state and people of NSW. These codes include General Housing Code Information, NSW Commercial and Industrial Code Use Guide and Granny Flats.

DCPs provide more detailed planning controls and guidelines relating to the development of land within the City which support the controls contained within Local Environmental Plans. There are a number of Development Control Plans (DCPs) that apply to Fairfield City, including the Fairfield City Wide DCP 2013 and Site Specific DCPs that apply to either town centres or development sites. DCPs applying to town centres and Site Specific DCPS include Cabramatta Town Centre, Canley Corridor, Fairfield City Centre, Fairfield Heights Town Centre, Prairiewood Town Centre Southern Precinct, Wetherill Park Market Town, and Bonnyrigg Town Centre DCP 2010.

Zones relating to Fairfield City include:

Zone RU1 Primary Production  
Zone RU2 Rural Landscape  
Zone RU4 Primary Production Small Lots  
Zone RU5 Village  
Zone R1 General Residential  
Zone R2 Low Density Residential  
Zone R3 Medium Density Residential  
Zone R4 High Density Residential  
Zone B1 Neighbourhood Centre  
Zone B2 Local Centre  
Zone B3 Commercial Core  
Zone B4 Mixed Use  
Zone B5 Business Development  
Zone B6 Enterprise Corridor  
Zone IN1 General Industrial  
Zone IN2 Light Industrial  
Zone SP1 Special Activities  
Zone SP2 Infrastructure  
Zone SP3 Tourist  
Zone RE1 Public Recreation  
Zone RE2 Private Recreation  
Zone E2 Environmental Conservation  
Zone E3 Environmental Management  
Zone W2 Recreational Waterways

Guidelines relating to development of land include:

**Residential Zones**

Detached Single Dwelling

Zone	R2
Minimum Lot Size	450m <sup>2</sup>
FSR	0.45:1

Secondary Dwelling

Zone	Where permitted with consent within a zone
Minimum Lot Size	450m <sup>2</sup>
FSR	0.45:1

Multi Dwelling Housing – Townhouses and Villas

Zone	R1, R3, R4
Minimum Width & Depth	22 metres or 25 metres
FSR	As per LEP FSR map

Dual Occupancy

Zone	R1, R2, R3
Minimum Lot Size	For R1 shall into consideration Bonnyrigg Living Communities Master Plan 2008. For R2: Either 600m <sup>2</sup> or 900m <sup>2</sup> For R3: no minimum applies
Minimum Width & Depth	For R1 shall take into consideration Bonnyrigg Living Communities Master Plan 2008. For R2: 15 metres For R3: 15 metres For development on a battleaxe allotment – minimum width and depths off 22m is required.
FSR	For R2 & R3 – 0.45:1

Residential Flat Buildings/ Shop Top Housing

Zone	R1, R4, B1, B2, B4, B6
Minimum Lot Size	No minimum lot size
Minimum Width & Depth	No minimum requirements

**Business Zones**

Zone	Requirements / Floor space ratio
B1 Neighbourhood Centre	As per the site specific Development Control Plans.
B2 Local Centre	As per the site specific Development Control Plans.
B3 Commercial Core	As per the site specific Development Control Plans.
B4 Mixed Use	As per the site specific Development Control Plans.
B5 Business Development	As per the site specific Development Control Plans.
B6 Enterprise Corridor	As per the site specific Development Control Plans.

**Industrial Zones**

Zone	Requirements / Floor space ratio
IN1 IN2	<p>Minimum frontage of 60 metres to The Horsley Drive, Victoria Street, Canley Vale Road extension, Walters Road, Bonnyrigg Avenue, Woodville Road, Hume Highway &amp; Cumberland Highway.</p> <p>A minimum frontage to all other streets of 30 metres.</p> <p>Lot size:</p> <p>a) The Torrens Title subdivision of any allotment within the Wetherill Park, Bonnyrigg Precincts must not be less than 930 square metres as identified on the Fairfield LEP 2014 – Minimum Lot Size Map.</p>

**Heritage**

Heritage items detailed in the LEP have been given a net land value under Section 14G of the Valuation of Land Amendment Act 2000. If the land is a State Heritage Register Item it will be given a land value under Section 6(A1) and a Heritage Value under Sec 125.

**MARKET OVERVIEW and SALES OF PARTICULAR INTEREST:**

**Residential**

Fairfield LGA incorporates 27 suburbs. These suburbs are predominantly residential in nature. Fairfield City includes the suburbs and localities of Abbotsbury, Bonnyrigg, Bonnyrigg heights, Bossley Park, Cabramatta, Cabramatta West, Canley Heights, Canley vale Carramar, Edensor Park, Fairfield, Greenfield Park, Lansvale, Prairiewood, St Johns Park, Wakeley, Wetherill Park and more.

Accommodation in Fairfield comprises mainly of detached housing with pockets of residential flat development adjoining the established town centres. In recent years, especially in the last 2 years, there has been a tremendous growth in medium density development, such as townhouse, villa and dual occupancy homes. Council has encouraged the development of high rise mixed use commercial / residential space within the established town centres.

In the last year, there has also been a vast growth in granny flat development across the district. Effects of rezoning flowing the gazettal of FLEP in 2013, flowed through together with the NSW Government introduction of new laws encouraging secondary dwellings.

According to RP Data research, home values across the combined capital cities have increased by 7.9% since April 2014, trending on the back of lower interest rates, and stronger housing market conditions, especially in Sydney. The Sydney market has gone from strength to strength in past few years. Median house price in Sydney in June 2015, was \$772,500, a growth in 16.2% over the previous financial year. Low interest rates are facilitating growth of residential construction.

The ABS **Building Approvals** show that the number of dwellings approved fell 0.7% in July 2015, and has fallen for 5 months. Dwelling approvals decreased 1.9% in NSW. The value of total building approved rose 0.6 per cent in July, in trend terms, and has risen for three months. The value of residential building fell 0.4 per cent while non-residential building rose 2.9 per cent in trend terms. In Fairfield City there 138 residential buildings approved to be built in the financial year. According to profile.id, there has been an increase of 880 Residential building approvals in 2014-2015. Number of Residential building approvals for 2013-Residential development forecasts assume the number of dwellings in Fairfield City will increase by an average of 538 dwellings per annum to 71,947 in 2031.

Residential building approvals							export	reset
Fairfield City								
Year (ending June 30)	Number			Annual change				
	Houses	Other	Total	Houses	Other	Total		
FYTD (2 mth)	111	27	138	--	--	--		
2014-15	656	224	880	+240	-89	+151		
2013-14	416	313	729	-10	+262	+252		
2012-13	426	51	477	+113	-140	-27		
2011-12	313	191	504	+17	-93	-76		
2010-11	296	284	580	-65	-190	-255		
2009-10	361	474	835	+102	+246	+348		
2008-09	259	228	487	+59	+76	+135		
2007-08	200	152	352	+18	+28	+46		
2006-07	182	124	306	--	--	--		

Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented in profile.id by [.id](#), the population experts



**Sales activity** in Fairfield City appears to have increased in the past year with an increase in **median prices** through most of the district. Following rezoning, there has been a large increase in sales of R3 zoned (medium density) properties. Sales show that demand for R3 zoned lands has increased especially with the option of multi dwellings, secondary dwellings and duplex (after complying with LEP and DCP guidelines). With the NSW Government introduction of new laws encouraging secondary dwellings, those properties capable of accommodating a primary dwelling as well as a secondary dwelling/granny flat or sleep-out, has pushed up the demand of these types of properties. This is both evident in volume of sales and purchase prices paid those properties with granny flats or with the capacity of having a granny flat. Emphasis on an existing granny flat/sleep-out or the prospect of having one whether for extended family or to generate an income stream, is also seen in the advertising of properties for sale and it appears to be a strong selling point.

Since the last general valuation in 2012, majority of the suburbs within Fairfield District has experienced moderate to strong increases in the residential market. Demolition and infill development has been a popular style of development in the last few years. This is especially the case with existing larger lots which continue to be met by the market with strong demand. This increases the amount of dual occupancies and townhouse/villa style developments across the LGA. The analysis of these sales where existing improvements are demolished is important and provides good evidence for Land values. As always is the case, sites that offer a clear pathway to an easy development remain.

In relation to the density site market, we also note the increasing added value of a development approval. Initial sales of properties for site amalgamation, when compared to the resale of an amalgamated site with approval can show a large increase.

The demand for residential density sites within Fairfield appears to be steady. There has been few sales recently for larger sites generally being on main roads or the result of the introduction of LEP 2013 increasing the possible yields. This also includes business zoned lands with the opportunity of shop top housing. Although demand for residential units has increased immensely in adjoining districts, in Fairfield District there still appears to be more of an appeal for single residential homes with granny flats, or duplex/triplex type of developments. According to profile.id, In Fairfield City, 26.0% of the dwellings were medium or high density, compared to 40% in Greater Sydney.

**Dwelling structure** export reset

Fairfield City	2011			2006			Change
Dwelling type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2006 to 2011
Separate house	44,300	73.6	58.9	44,660	76.1	60.9	-360
<b>a</b> Medium density	11,005	18.3	19.7	8,963	15.3	19.1	+2,042
<b>a</b> High density	4,651	7.7	20.7	4,834	8.2	19.3	-183
Caravans, cabin, houseboat	77	0.1	0.2	111	0.2	0.3	-34
Other	104	0.2	0.4	122	0.2	0.4	-18
Not stated	56	0.1	0.2	33	0.1	0.1	+23
<b>Total Private Dwellings</b>	<b>60,193</b>	<b>100.0</b>	<b>100.0</b>	<b>58,723</b>	<b>100.0</b>	<b>100.0</b>	<b>+1,470</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented in profile.id by id, the population experts.

There have been a number of factors coming together to cause the large rise in demand for residential unit development sites in the Greater Sydney area. With continued low interest rates and an undersupply of residential units the parameters are set to see a continued surge in residential development activity which in more recent times has been facilitated even further by the influx of overseas investors.

There has been some activity in the R4 zoned areas in Fairfield as the census show that between 2006 and 2011, the largest changes in the type of dwellings were an increase in medium density housing, a slight fall in separate dwellings and high density dwellings.

Government planning policy to address the population increase of Sydney has in part been addressed by planning for very large develops near existing and new transport infrastructure. The local centre at Villawood is going through changes as a DA has been lodged for demolition of an existing shopping centre at 1 Villawood Place and construction of 10 storey mixed use building comprising of 153 residential dwellings, 12 retail tenants, café, community facility over 3 levels of basement car park. Development is called Maple Village and currently apartments are for sale off the plans. There has also been a DA lodged for 104 units with 7 shops on ground floor and 2 level carpark on another nearby site. Currently on the sites are part single and two storey buildings, carpark.

Since 2012 general valuation, there has been some residential developments in Fairfield Town Centre. A residential unit development of has been completed on 4 The Crescent. At 6-10 Crescent, sold together to one purchaser in September 2012, a mixed use development has been approved.

A two storey retail/office building has recently been demolished at 99-107 The Crescent. DA has been approved on the site for a multi-unit housing. According forecast.id, 32 dwellings are planned on this site. Vacant lot at 17 The Crescent has had construction work started and according forecast.id, will be a development of 55 dwellings.

Vacant block at 51-61 The Crescent was bought by FCC in July 2012, to be converted into civic space for residents and visitors. The planned civic place will provide seating and landscaping and will also complement Transport for NSW's Fairfield Transport Interchange Upgrade. The land is located on the northern side of The Crescent opposite the bus interchange at Fairfield Railway Station. The site contains rear lane access from Council Lane.

At 48 Court Road, DA has been submitted for a proposed 9-12 storey mixed use development; no decision has been made yet.

The Bridge Apartments have been completed at 376 The Horsley Drive since the last general valuation. This residential development is situated on the corner of Nelson Street and Nelson Street. At 35 Barbara Street, a multi-unit housing development has been completed since the last general valuation.

Under construction presently is a residential development at 87 Hughes Street, Cabramatta. The land is R4 zoned land.

### Significant residential sales

- 402 Cabramatta Rd W, Cabramatta. Sold 17/03/2015 for \$9,240,000. Zoned R2. A large development site of approximately 1.533 hectares situated on the corner of Cabramatta Rd W and Orange Grove Road.
- 13 Booralla Road, Edensor Park. Sold 14/11/2014 for \$5,250,000. A development site zoned R2, existing improvements comprise of a 2 storey residential dwelling on a 1.577 hectare site.
- Gumdale Ave, St Johns Park. Vacant site of 5,431m<sup>2</sup> sold 30/07/2014 for \$3,547,500. Site is zoned R2.
- 245-255 North Liverpool Road, Bonnyrigg. Sold 23/11/2014 for \$3,240,000. Site is a vacant development lot of approximately 1.246 hectares. Site is zoned R2.
- 110 McBurney Rd, Cabramatta. Sold 21/05/2015 for \$1,140,000. Vacant land of 1,619m<sup>2</sup>. Zoned R2.

There has been a number of adjoining property sales within the R3, Medium Density zones in the past year. These include:

- 86 & 88 Eton St, Smithfield. Sold 21/02/2015 for \$2,010,000. Comprises of 2 detached single storey dwellings.
- 38 & 40 Stanbrook St, Fairfield Heights. Sold 04/03/2015 for \$2,500,000. Comprises of a single storey dwelling and a split level dwelling.
- 10 & 12 Stanbrook St, Fairfield Heights. Sold 31/01/2015 for \$2,700,000. Comprises of 2 detached single storey dwellings.
- 21 & 23 Hampton St, Fairfield. Sold 21/03/2015 for \$2,255,000. Comprises of 2 detached single storey dwellings.

Sale of single residential sites in the past year, include:

- 16 Goulburn Pl, Wakeley. Vacant land sold 23/02/2015 for \$483,500. Land area – 572.3m<sup>2</sup>.
- 40 Treloar Pl, Edensor Park. Vacant land sold for \$550,000 on 17/03/2015. Land area – 688.6m<sup>2</sup>.
- 27 Yeronga Cl, St Johns Park. Vacant land sold for \$473,000 on 23/03/2015. Land area – 523.1m<sup>2</sup>.
- 626 Cabramatta Rd W, Mount Pritchard. Vacant battleaxe block sold for \$400,000 on 17/12/2014. Land area – 847.3m<sup>2</sup>.
- 18 Riverview Rd, Fairfield. Sold 06/12/2014 for \$366,500. Vacant site. Land area – 651.3m<sup>2</sup>.
- 2 Heysen Street, Abbotsbury. Vacant site sold 04/07/2015 for \$475,000. Land area – 451m<sup>2</sup>.
- 213 North Liverpool Rd, Bonnyrigg. Sold 28/02/2015 for \$485,000. Land area – 575.9m<sup>2</sup>.

## Commercial

Fairfield Central Business District is the business and administrative centre of the City. Cabramatta, the second largest town centre in the City has been transformed from a declining neighbourhood shopping centre into a rapidly expanding commercial centre under the influence of South East Asian resettlement. Recently established retail centres include Fairfield West, with re-development of Market Plaza. Other retail centres include Canley Heights, Fairfield Heights, Fairfield West, Prairiewood, Wetherill Park, Bonnyrigg, Greenfield Park and Edensor Park.

According to market data, Fairfield Heights has experienced an increase in sales activity in the last year. Since the last general valuation, a new Woolworths Supermarket with associated car parking has been built and opened up on the main street. There were 4 transactions in the past year in the local centre which is an increase compared to previous years. The sales have shown a moderate increase in values. The sales were a combination of single storey strip retail to 2 storey shop/office/residential accommodation.

Retail trade growth has been strong in NSW. From December 2013 to December 2014 growth was 6.8%, down from 7.8% over the same time last year. The continuing low cash rate combined with increased residential construction and prices has boosted consumer's willingness to spend in the State. Low wages growth is, however, constraining spending and is likely to continue to cap retail trade over the short term despite low interest rates continuing in 2015.

Since 2012 general valuation, there has also been an increase in activity in Cabramatta. A new retail and office complex has been completed on the corner of Cabramatta Rd W and Hill Street.

A new commercial development is under way at the Dutton Lane carpark in Cabramatta. The new, 3 storey development will contain 275 public car parking spaces, community space and retail and office space. This will increase total car parking to more than 800 spaces. The redevelopment incorporates new public toilets, space for community facilities, better access to the car park through a lift, and a community kiosk in the open space. It will also include a history wall encapsulating Cabramatta's past, highlighting Cabramatta's showed history since it's time. Construction is expected to be completed by middle of 2016.

The local centre at Villawood is going through changes as a DA has been lodged for demolition of an existing shopping centre at 1 Villawood Place and construction of 10 storey mixed use building comprising of 153 residential dwellings, 12 retail tenants, café, community facility over 3 levels of basement car park. Development is called Maple Village and currently apartments are for sale off the plans. There has also been a DA lodged for 104 units with 7 shops on ground floor and 2 level carpark on another nearby site. Currently on the sites are part single and two storey buildings, carpark.

Fairfield Town Centre has shown a steady volume of sales and growth in the past year. There has been a number of developments that have been completed since 2012 general valuation, in the B4 Mixed Zone areas. Some of these include:

- A residential unit development of has been completed on 4 The Crescent.
- A two storey retail/office building has recently been demolished at 99-107 The Crescent. DA has been approved on the site for a multi-unit housing. According forecast.id, 32 dwellings are planned on this site.
- Vacant lot at 17 The Crescent has had construction work started and according forecast.id, will be a development of 55 dwellings.

- Vacant block at 51-61 The Crescent was bought by FCC in July 2012, to be converted into civic space for residents and visitors. The planned civic place will provide seating and landscaping and will also complement Transport for NSW's Fairfield Transport Interchange Upgrade. The land is located on the northern side of The Crescent opposite the bus interchange at Fairfield Railway Station. The site contains rear lane access from Council Lane.
- At 48 Court Road, DA has been submitted for a proposed 9-12 storey mixed use development; no decision has been made yet.
- The Bridge Apartments have been completed at 376 The Horsley Drive since the last general valuation. This residential development is situated on the corner of Nelson Street and Nelson Street.
- At 35 Barbara Street, a multi-unit housing development has been completed since the last general valuation.

### Significant Sales

- 25-31 & 33-35 Ware Street, Fairfield sold September 2014. Zone B4. Improvements on site comprise of 2 storey buildings, providing retail and office accommodation. DA has since been submitted for demolition and construction of a 12 storey mixed used development comprising of commercial space and 73 residential units over 2 levels of basement parking.
- 1-3 Hamilton Road and 51-57 Barbara Street, Fairfield sold November 2014 for \$3,060,000. Zone B4. Bought by Fairfield City Council. Currently there is a 2 storey brick building on one of the sites, while other sites are used as carpark and is vacant.
- 259 Cabramatta Rd W, Cabramatta sold May 2015 for \$2,100,000. Zoned B4. Site was bought adjoining owner at 261 and 263 Cabramatta Rd W. Improvements comprise of single storey brick building previously used as Cabramatta Fire Station.
- Bonnyrigg Plaza, Bonnyrigg sold February 2014 for \$80,000,000. Bonnyrigg Plaza features around 60 specialty stores. Anchored by Woolworths, Big W, Franklins and Priceline. Smaller shops include IGA, Prouds, OPSM, newsagents, tasty doughnuts, bank and a food court. Approximate floor area is 31,000m<sup>2</sup>.
- 1 Villawood Pl, Villawood sold July 2014 for \$5,750,000. Zone B2. A part single and part 2 storey shopping centre. DA submitted for demolition of existing buildings and construction of ten (10) storey Mixed Use building comprising 12 retail tenants, café, community facility and 153 residential dwellings over 3 levels of basement car park. Currently apartments are for sale off the plans called by MAPLE VILLAGE.
- 45-47 Peel St, Canley Heights sold August 2014 for \$4,350,000. The Improvements on site comprise brick building comprised of ground floor retail, first floor office space and mezzanine space.

According to Saville’s research, the following table shows levels of retail rent in the Regional, Sub-Regional and Neighbourhood Centres.

Sydney Enclosed Centres	Regional - Low	Regional - High	Sub-Regional - Low	Sub- Regional - High	Neighbourhood - Low	Neighbourhood - High
Major tenant (\$/m2)	310	660	235	405	225	390
DDS Tenant	200	450	110	230	Na	Na
Specialty Tenant	1000	2600	600	1200	360	900
Yield – Market (%)	5.25	7.00	6.25	7.50	6.25	9.00

In the year to June 2015, 81 neighbourhood shopping centres were sold against 44 the previous year and is up on the five-year average of 46 sales per annum (Saville’s Research). The uncertainty surrounding the global financial crisis left buyers and sellers paralysed and unwilling. In 2010, a thaw in conditions meant both buyers and sellers could transact with greater confidence.

Fringe office markets are some of the most tightly held as residential conversions reduce available space, and the demand is rising from small to medium tenants. JLL Australia says the Sydney fringe office market has the tightest total vacancy rate of 6.8 per cent, across the 19 office markets it tracks in Australia. As mentioned above, there has been strong increases in Commercial B4 Mixed Use components. This continues the trend where the residential component of any development appears to be the catalyst for its success. There has been some major transactions occurring in the last 12months and it’s these demands for mixed use sites will in part drive the commercial sector as prime sites which may have been purely commercial in worth are now redeveloped as primarily residential.

**INDUSTRIAL MARKET GENERAL:**

The main industrial areas of Fairfield LGA include small to large industrial business of manufacturing, warehousing & service providers predominantly located at Wetherill Park, Smithfield, Yennora and Lansvale. These industrial precincts have easy access to core markets as well as being well located close to the major commercial centres.

In recent years significant ongoing improvements have been made to Sydney's metropolitan transport infrastructure, including the M2 and M5 motorways which are currently being widened to accommodate increasing traffic volumes during peak periods. Sydney is linked by what is known as the Sydney Orbital Network, which connects the M1, M2, M4, M5 and the M7. This has allowed direct access from Sydney's port and airport. Industrial land values slightly increased over the last 12 months, with signs of further growth in Western Sydney. WestConnex is Sydney's next major Motorway project. It incorporates the expansion of the M5 East to the M4 extension. This infrastructure is pertinent due to its importance in the movement of freight from the Port and Airport to Western Sydney and eventually from the second international Airport in Badgerys Creek. The road will be opened in stages with the final stage due to open in 2023. Proposed intermodal terminals or extensions include: Chullora, Minto, Yennora, Villawood and Eastern Creek. The terminals would use the South and North Sydney freight lines using rail spurs to the locations and a Western Sydney freight line would also have to be established. The plan is to connect the WestConnex M5 to Sydney Airport and Port Botany and create efficient road and rail connections to and from the Intermodal terminals.

Low interest rates likely to continue to drive growth in N.S.W economy in the short term. Low interest rates are facilitating growth of retail trade and helping drive investment demand for industrial property.

The growth of online retailing has also led to growth in demand for warehouses to store and distribute goods. This demand is increasingly from overseas retailers who are aiming to reduce cost of delivery and delivery times of goods by taking up warehouse space in key locations.

Although Manufacturing has been on the decline in Australia over the past 40 years it still contributed around 6.3% of gross value add to GDP in September 2014, but is down from 10.9% in September 1990. This is due to the overall trend towards off-shoring to countries with cheaper labour and other costs and over the past few years due to the high Australian dollar. The decline is likely to be offset by growth in the logistics sector from the corresponding import of manufactured goods, which requires storage and distribution.

Due to Sydney's hailstorm in late April, a number of wide span industrial buildings sustained critical damage, predominantly in the Huntingwood area. This resulted in a material drop in stock available for lease. According to Knight Frank Research, during the July quarter, vacant stock levels declined by 222,485m<sup>2</sup> to 573,672m<sup>2</sup>, which is the lowest level since the series began at the beginning of 2011. With the damage predominantly concentrated in the Huntingwood area, the bulk of the vacancy decline was in the Outer West.

Rents were stable ranging from \$105 per square metre to \$140 per square metre for prime and \$60 per square metre to \$95 per square metre for secondary stock over the six months to December 2014. A lack of new development over the past six months has resulted in modern, multiunit complexes having low vacancy and shorter letting up periods. A number of tenants have competed for space of less than 4,000 square metres in size in the Silverwater/Rydalmere area over the past 12 months. The Smithfield/Wetherill Park, Silverwater and Greystanes areas have been the most active with a range of deal sizes from larger facilities of over 10,000 square metres down to office/warehouses of less than 5,000 square metres in size.

Land Values have been relatively flat since the trough of the market in 2010. There has been some increase in land values since the last general valuation in 2012. The average land value across Sydney, range from an average of \$200/m<sup>2</sup> to \$900/m<sup>2</sup>, where land is in short supply. Industrial development site at 386-400 Woodpark Road, Smithfield sold in early 2014 for 14.69 million, showing a rate of \$275/m<sup>2</sup>.

**Major Industrial Sales:**

164-166 Newton Road, Wetherill Park. Sold October for \$14,900,000. Sale comprises of 2 modern industrial units, GLA of 11,854m<sup>2</sup>.

26-32 Walter Street, Wetherill Park. Sold April 2015 for \$33,000,000. A warehouse and manufacturing facility with 2 buildings on site of 8.047 hectares.

165 Newton Road, Wetherill Park. Sold December 2014 for \$18,500,000. Improvements comprise of a large freestanding industrial office and warehouse of steel frame and iron clad roof situated on a 2.023 hectare site.

**Vacant Land Sales:**

8 Knight St, Lansvale. Sold October 2014 for \$310,000. A 557.4m<sup>2</sup> site.

23 The Promenade, Yennora. Sold May 2015 for \$456,000. A 466m<sup>2</sup> site.

9 Day St, Lansvale. Sold May 2015 for \$505,000, 680.2m<sup>2</sup> site.

In the 12 months to base date 1 July 2015, there has been approximately 50 industrial sales analysed within Fairfield District. A number of these sales turned out to be related party/ part interest sales. Approximately 40 of the total analysed sales were market sales. These sales have shown an increase in land values over the past 12 months. The increases were experienced in all of the industrial areas, namely Wetherill Park, Fairfield East, Smithfield and Yennora.

## Rural Market

Fairfield Rural lands consist primarily of rural home sites of 1 Ha and 2 Ha with the larger sites becoming less common as these are subdivided.

There has been increase in sales activity in the past year within rural markets for smaller lots. Evidence from sales and the prices paid in late 2014 and 2015 indicate there has been an increase in rural home site values from 2014 levels.

Where possible owners are subdividing larger lots to create 1Ha home sites, these smaller rural sites continue to sell well, providing space for larger homes at prices nominally greater than the better residential lots.

### Typical rural sales.

Property	Comments	Contract Date	Area	Price
117 Lincoln Rd, Cecil Park	Vacant land	09/10/2014	1.122H	\$725,000
11-17 Arundel Rd, Horsley Park	Vacant land	07/11/2014	9202m2	\$1,065,000
13 Barbaro Lane, Horsley Park	Vacant land	20/04/2015	1H	\$1,080,000
20-24 Delaware Rd, Horsley Park	Vacant land	23/01/2015	1.153H	\$670,000

**SIGNIFICANT ISSUES AND DEVELOPMENTS:**

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**Significant developments – from prior to current annual valuation*****Development at 80 Tasman Parade, Fairfield West***

Completion of residential portion of development. It comprises at podium level, 6 residential apartment buildings with carparks and a common area consisting of access way, carparks and a small park. Apartments are situated above existing shopping mall and associated carpark (Market Plaza Fairfield West).

***Redevelopment of Stockland's Shopping Centre in Wetherill Park***

Stockland Shopping Centre in Wetherill Park is currently undergoing a \$222 million redevelopment. On completion it will feature 2 Supermarkets, 2 Discount stores, 6 Mini Majors and 200 Specialty Stores. Stage 1 of the redevelopment was opened in March 2015. The centre now has additional approximately 58 retailers, Kinchin Lane Dining Precinct, Fit n Fast Gym and a multi-level car park with 750 car spaces.

Stage 2 works are underway and construction to build Coles Supermarket. On completion, in 2016, the centre will open a new 900 seat alfresco all weather food court with 13 food tenancies, an additional 25 retailers and an additional multi-deck car park with 850 car parking spaces, Coles Supermarket and a children's play area. Roadworks along Town Centre Drive is also in progress with completion to coincide with completion of multi-deck carpark in December 2015.

***Redevelopment of the Bonnyrigg Public Housing Estate***

In early 2007 year the NSW State Government and a consortium led by Becton Property Group and Westpac for the \$730 million redevelopment of the Bonnyrigg public housing estate. The Bonnyrigg Living Communities project was the first social housing Public Private Partnership (PPP) project in Australia and was designed to create new social and private housing by redesigning, renewing and reinvigorating an existing 81-hectare public housing estate within the western Sydney suburb of Bonnyrigg (generally bounded by Cabramatta Road, Bonnyrigg Avenue, Edensor Road and Elizabeth Drive).

Over the next 12 years the aim is to rework the rundown estate and its 833 public homes, providing 700 new public dwellings and 1,530 private residences.

In early 2015, the NSW Government ended the original arrangement and announced the winding down of the PPP. This had been under review since April 2013 since the announcement that property developer, Becton Property Group had gone into receivership. Under a new arrangement, Urban Growth NSW is contracted to move forward with the construction and delivery of stages 4 – 6.

***Proposed Buddhist Temple at 47-51 Edensor Rd, Cabramatta***

DA for the construction of a place of public worship (Buddhist Temple) comprising of a ground floor car park, a podium deck containing 2x single storey and 2x2 storey buildings including a lift/stair tower, external signage and demolition of existing dwelling.

**Significant developments – from prior to current local government council rating valuation*****Proposed Mixed Use Development at Corner of Rossetti Road and The Horsley Drive, Smithfield***

DA on public exhibition for a mixed use commercial and residential development comprising Aldi Store, indoor recreational facility, Childcare Centre, 57 residential apartments comprising 2-4 level buildings and 2 levels of basement parking.

***Proposed Development at 46 – 50 Cobbett Street, Wetherill Park***

On public exhibition is Draft Site Specific DCP for 46-50 Cobbett Street, Wetherill Park. Site rezoned to R3 Medium Density Residential to permit development in the form of 2 storey townhouses. Plans show 36 townhouses with garages and a common landscaped area.

***Development at Dutton Lane, Cabramatta***

A new commercial development is under way at the Dutton Lane carpark in Cabramatta. The new, 3 storey development will contain 275 public car parking spaces, community space and retail and office space. This will increase total car parking to more than 800 spaces. The redevelopment incorporates new public toilets, space for community facilities, better access to the car park through a lift, and a community kiosk in the open space. It will also include a history wall encapsulating Cabramatta's past, highlighting Cabramatta's showed history since it's time. Construction is expected to be completed by middle of 2016.

***Development in Villawood*****1 Villawood Place**

DA has been lodged for demolition of an existing shopping centre at 1 Villawood Place and construction of 10 storey mixed use building comprising of 153 residential dwellings, 12 retail tenants, café, and community facility over 3 levels of basement car park. Development is called Maple Village and currently apartments are for sale off the plans.

**3-5 Howatt Street, 882 & 890 Woodville Road**

DA lodged for 104 units with 7 shops on ground floor and 2 level carpark. Currently on the sites are part single and two storey buildings, carpark.

***402 Cabramatta Road, Cabramatta***

DA approved 40 townhouses. Approximately 1.533 hectares of land situated on the hilltop, on the corner of Cabramatta Rd W and Orange Grove Road.

**SIGNIFICANT VALUE CHANGES:**

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Properties within the LGA have had significant movements in their Land Values in this current year program. In some instances it is considered that some values have moved significantly enough that its variation does not just represent normal market conditions but is the result of a variation in the development potential of a particular site.

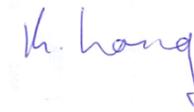
Other significant variations in values are the result of handcrafting through verification a one off value changes that have been brought about by sales analysis.

All new values have been struck and were included in the values upload that attached the VAR and have a Risk Rating of 1 indicating a high value change.

**OVERVIEW OF THE QUALITY ASSURANCE PROCESS:**

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The LPI has been provided with a detailed valuation analysis report, which details the quality assurance process of Crown Valuation Service and outlines that the verification process and certifies that land values meet all statistical measures and component data analysis. In addition, a quality statement and lists of high value and high risk properties is also provided in the valuation analysis report. Checks have been undertaken to ensure that all properties have been valued, land values are consistent with each other, land value bases have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or re ascertainment process were individually examined to reconcile surrounding land values and ensure accuracy of the grading of surrounding land values. Benchmarks and reference benchmarks are core elements of the quality assurance processes and are identified and individually valued in accordance with the Rating and Taxing Procedures Manual Version 6.5.1. Worksheets have been maintained on all properties where calculations are required. We have also ensured that adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.

*Signed:***Michele Raman***CVS Senior Valuer*29<sup>th</sup> October 2015*Signed:***Kelvin Long***CONTRACT SERVICES MANAGER*29<sup>th</sup> October 2015