



ASPECT

PROPERTY CONSULTANTS

Final Report

BROKEN HILL LGA

Contract 1011019

2015

Table of Contents

INTRODUCTION	4
DISCLAIMER	5
1. EXECUTIVE SUMMARY	6
GENERAL OVERVIEW	8
2. NUMBER OF VALUATIONS UNDERTAKEN	10
3. STATE AND LOCAL GOVERNMENT LEGISLATION	11
4. SIGNIFICANT ISSUES/DEVELOPMENTS	12
5. ADDED VALUE OF IMPROVEMENTS	12
5.1 Paired sales	13
6. THE MARKET	13
6.1 B2 Local Centre and B4 Mixed Use	13
6.2 R1 General Residential	13
6.3 RU2- Rural Landscape	13
6.4 IN1- General Industrial and IN2- Light Industrial	14
7. INDIVIDUALLY VERIFIED LAND VALUES	14
8. QUALITY ASSURANCE PROCESS	14
9.1 Quality Statement	18
9.2 Internal Quality Procedures	19
9.2 Overview	19
9. LAND VALUES AMENDED ON OBJECTION	21
10. STATISTICAL ANALYSIS	22
11.1 Coefficient of Dispersion (COD)	22
11.2 Mean Value Price Ratio (MVP)	22
11.3 Price Related Differential (PRD)	22
11.4 QRP	23

11.	CERTIFICATION	24
12.1	Certification Statement	24
	ANNEXURE 1	25
	RESIDENTIAL PAIRED SALES ANALYSIS BROKEN HILL LGA 2014	26

Introduction

Local Government Area:	Broken Hill
Contract No:	1011019
Contract Year:	2015

The purpose of this report is to describe the process and considerations for the 1 July 2015 Valuation of the Broken Hill 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 have been compiled based on enquiries 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 Department of Lands website at www.lpi.nsw.gov.au.

Disclaimer

The land values provided in this report 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 have been compiled based on enquiries 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.

Liability limited by a scheme approved under Professional Standards Legislation.

1. Executive Summary

Local Government Area	Broken Hill
Number of Properties valued in the 14/15 period	10,537
Total value of land values – 2015 Base Date	\$290,413,470
Total value of land values – 2014 Base Date	\$290,327,450
Percentage change from 2014 – 2015 values	0.03%
Previous valuation notice issued (previous Local Government Base Date 2013)	\$322,098,685
Percentage change from 2013 – 2015 values	-9.84%

Zone	2014 Total Land Value	2015 Total Land Value	% Change
B1- Neighbourhood Centre	\$305,020	\$305,020	0.00%
B2- Local Centre	\$26,381,500	\$26,392,500	-0.04%
B4- Mixed Use	\$8,850,810	\$8,850,810	0.00%
E2- Environmental Conservation	\$330,250	\$330,250	0.00%
E4- Environmental Living	\$1,439,190	\$1,439,190	0.00%

Zone	2013 Total Land Value	2014 Total Land Value	% Change
IN1- General Industrial	\$7,207,800	\$7,207,800	0.00%
IN2- Light Industrial	\$1,104,100	\$1,104,100	0.00%
R1- General Residential	\$223,520,800	\$223,617,820	0.04%
RE1- Public Recreation	\$1,805,130	\$1,805,130	0.00%
RE2- Private Recreation	\$1,250,400	\$1,250,400	0.00%
RU2- Rural Landscape	\$1,283,000	\$1,283,000	0.00%
SP1- Special Activities	\$14,809,650	\$14,809,650	0.00%
SP2- Infrastructure	\$1,953,800	\$1,953,800	0.00%
SP3- Tourist	\$75,000	\$75,000	0.00%

General Overview

Area - 179 square kilometres

Population - 18,500 in 2011

Broken Hill is located in the far west of the state approximately 50 kilometres from the South Australian border and 1167 kilometres from Sydney. The closest capital city is Adelaide, 508km to the south-west.

The local government area consists of a large urban centre which originally serviced the extensive mining developments in the area.

The city is a major service centre for the surrounding rural holdings and outlying towns including Wilcannia, White Cliffs, Menindee and Tibooburra. Tourism is now a driving force in the local economy, particularly in the cooler months.

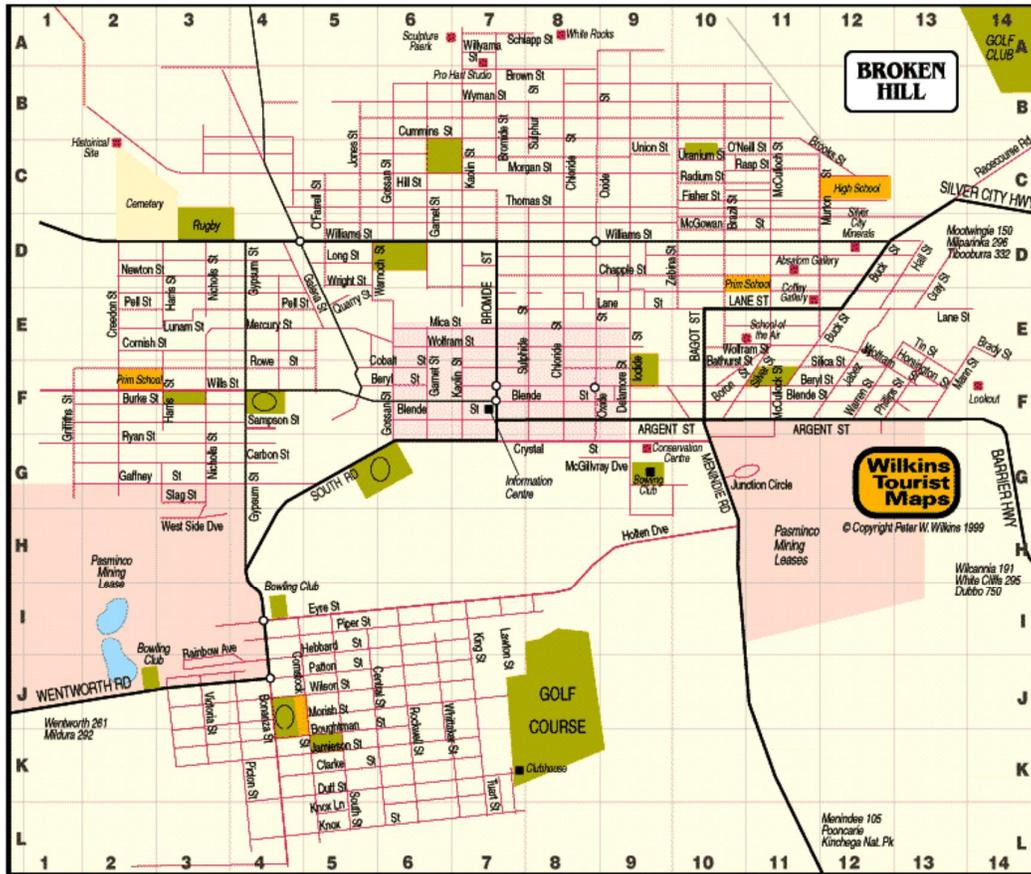
The city itself has a very strong sense of heritage based on its mining history dating back to the 1890's. The main commercial area contains many well-preserved stone buildings over 100 years old and extensive sections of the residential areas are still characterised by cottages constructed entirely of corrugated iron and of similar age.

The urban area is divided by the "Line of Lode" located immediately south of the central business area. This constitutes the original deposit of ore where mining began and now presents as a huge deposit of mine tailings and overburden which dominates the central area. The deposit is still mined today.

The area to the south of the "Line of Lode" is known as South Broken Hill or Alma and comprises a distinct suburb with its own local facilities including a shopping centre. The area contains generally older, modest residential development.

The western end of Broken Hill is known as Railway Town and is also characterised predominantly by older style residential development. The Westside Plaza shopping mall however is located at the eastern edge of the suburb and is a popular modern shopping destination attracting patronage from all sections of Broken Hill.

The areas to the north and east of the Central Business District contain a mixture of older and more modern residential properties and includes designated heritage areas. The most recent concentration of new development has taken place on the northern edge of the city and contains modern brick veneer homes.



2. Number of Valuations Undertaken

Total: 10,537 (Ten Thousand Five Hundred Thirty Seven), as:

B1- Neighbourhood Centre	10
B2- Local Centre	352
B4- Mixed Use	313
E2- Environmental Conservation	55
E4- Environmental Living	36
IN1- General Industrial	100
IN2- Light Industrial	42
R1- General Residential	9485
RE1- Public Recreation	26
RE2- Private Recreation	17
RU2- Rural Landscape	43
SP1- Special Activities	27
SP2- Infrastructure	29
SP3- Tourist	2

3. State and Local Government Legislation

Town Planning in the Shire is in accordance with the provisions of the Broken Hill Local Environmental Plan of 2013 and applies to the entire Local Government Area.

The plan contains the following zones:

Broken Hill Local Environmental Plan 2013

Current version for 15 August 2014 to date (accessed 28 October 2014 at 12:22)

[Part 2](#) > [Clause 2.1](#)

2.1 Land use zones

The land use zones under this Plan are as follows:

Rural Zones

RU2 Rural Landscape

Residential Zones

R1 General Residential

Business Zones

B1 Neighbourhood Centre

B2 Local Centre

B4 Mixed Use

Industrial Zones

IN1 General Industrial

IN2 Light Industrial

Special Purpose Zones

SP1 Special Activities

SP2 Infrastructure

SP3 Tourist

Recreation Zones

RE1 Public Recreation

RE2 Private Recreation

Environment Protection Zones

E2 Environmental Conservation

E4 Environmental Living

4. Significant Issues/Developments

A solar farm is almost completed at Broken Hill by AGL (one of Australia's largest electricity and gas retailers) which consists of approximately 700,000 solar panels and will be the second largest solar farm in Australia. Energy generated at the plant will be fed directly onto the grid. This project is not expected to impact on the local property market.

The mining industry is currently in a depressed state which is impacting heavily on Broken Hill's economy. There is currently an oversupply of low cost housing in Broken Hill with agents reporting that vendors are now meeting the market and selling properties at the depressed prices.

5. Added Value of Improvements

On-going analysis of costing in relation to land improvements has been conducted throughout the Valuation program. Information has been sought from a wide range of sources, including direct quotes from builders and other trade qualified contractors, as well as from manufacturers and local suppliers of other miscellaneous items, including but not limited to: fencing, water tanks, silos, larger rural and industrial type sheds, stockyards, irrigation equipment and earthworks.

In-line with this information, we have analysed significant numbers of sales with a range of these improvements in place to ascertain their added value. This information has been provided to all the Valuers involved in the program, so as to adopt a consistent approach.

5.1 Paired sales

In order to determine the added value of residential dwelling improvements, we have undertaken the paired sales analysis approach or the replacement cost approach. This information is collated in the Added Value of Improvements Database which details the added value of a range of improvements and provides a guide in assessing the added value of the improvements of the sale being analysed. A summary of the paired sales analysis conducted in the Broken Hill LGA has been included at Annexure 1.

6. The Market

The Broken Hill Market generally remains depressed mainly due to an oversupply of poor quality (ex miners cottages) for sale and poor performance of the local mines.

6.1 B2 Local Centre and B4 Mixed Use

Generally the Commercial market has been relatively quiet with local agents reporting limited demand.

There were 10 commercial sales in the main commercial precinct and 8 sales in the mixed use zone which is comprised of both residential and commercial properties. Generally the commercial district remained at their 2014 levels.

6.2 R1 General Residential

There were 22 vacant land sales in Broken Hill during the 2015 program which generally supported the 2014 values with the exception being the northern components of AAX which generally increased by 2%. There were 164 house sales analysed as part of a paired sales analysis during the 2015 program which generally supported the 2014 levels.

6.3 RU2- Rural Landscape

The predominant use in the remaining rural zones is for home sites and for the most part these are located against the urban fringe and often have the benefit of urban services.

There were no rural sales in the 2015 program and subsequently values remained at the 2014 levels.

6.4 IN1- General Industrial and IN2- Light Industrial

Demand for industrial land has been consistent with a limited available supply of vacant land causing the industrial property market to remain relatively strong.

There were 5 industrial sales (all being General Industrial IN1) in the 2015 program which generally supported the 2014 values.

7. Individually Verified Land Values

The Broken Hill LGA was part of the scheduled Individual Verification Program for 2014/2015. This involved the benchmarks, high risk and sale properties (risk rating 1 properties) that were required to be verified which was estimated at a total of 219 properties at the current point within the contract year. On the delivery of values 384 properties had been verified or inspected. All properties will be individually verified and/or inspected over the next 4 years as scheduled.

8. Quality Assurance Process

A variety of Quality Assurance (QA) processes will be applied to the valuation methodology and final values for Broken Hill LGA. These processes apply both throughout the program and before final values are issued.

All Aspect Property Consultants Valuers are trained in a range of resources that is available to them, including:

- Valuer Generals Rating and Taxing Valuation Procedures Manual
- Aspect Mass Valuation Training Manual v 2.51
- Aspect Valuation System Training Manual
- Aspect Quality Assurance Manual.

Aspect Valuation System v 5.48 (AVS) Quality Assurance

The Valuer must review sequentially, make the necessary amendments and record their name date and provide appropriate commentary. The following specific quality assurance measures are built into AVS;

Sales Inspection Report

Identifies all sales that require analysis.

Have all relevant sales been analysed to current Base Date

Ensures the Valuers have made the appropriate adjustments to all sales analysed or utilised for the current base date.

Check all sales including paired sales for consistency and accuracy

Ensure the Valuers have utilised a consistent basis during the analysis process.

Sale Price below Land Value Check

Identifies all properties that have a purchase price below land value, to enable Valuers to review them in line with current value levels.

Resolve Issues Register Items

Any perceived issues are registered throughout the valuation year that are constantly reviewed, and amendments undertaken where necessary. This check ensures all of these issues have been addressed.

Resolve Missing Values

This ensures that all properties have values attributed to them, including Date Valuation Made, Land Value Basis, New Land Value, as well as Statutory Concession Valuations, including allowances for development on and off the land, heritage values, land rating factors, apportionment values and mixed development apportionment factors.

Objections Report

Identifies all properties that have had their prior base date values amended on objection, for the Valuer to review.

Review Environmental and Other Issues

Enables the Valuer the opportunity to review properties with significant environmental issues, such as soil contamination.

Component Statistics Report

Reports on the consistency of the components as it relates to the selection of benchmark properties, to ensure they are within the requirements.

Allowances Check Report

Produces a report that displays the net land value of each property to ensure the allowances do not exceed the land value.

Sales Statistics

Produces a report that identifies sales that have been analysed that do not meet the requirements in terms of the proposed new land value.

Benchmark Factor Comparison Report

Reports on the factor adopted across the entire component and the corresponding factor that has been adopted on each benchmark property.

Parameter Check Report

A report is produced that shows all properties that fall outside a factor of 0.50 to 2.00.

Comparison of Average Values

This report identifies sales that exist outside the required COAV range.

Component Exception Report

Is a report the displays properties that do not confirm the benchmark reporting requirements.

High Values Properties Report

Is a report that lists all properties that have been identified as a high value property to enable the Valuer to ensure the value and worksheet calculations are correct.

High Risk Properties

Is a report that lists all properties that have been identified as a high risk property to enable the Valuer to ensure the value and worksheet calculations are correct.

Verification Methodology

This report displays the amount of verification that has been undertaken in an LGA on a component basis by verification type.

LGA Details Report

This report shows all the properties in the LGA on a component basis, including the number of properties and the sum of the value of all properties in the component.

Export Provisional Market Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the provisional market data file to ensure all market data is within the required parameters.

Export Provisional Property Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the provisional property data file to ensure all land value data is within the required parameters.

Export Final Market Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the final market data file to ensure all market data is within the required parameters.

Export Final Property Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the final property data file to ensure all land value data is within the required parameters.

Reviewed by CSM/SV

Records the date and time that market data and property data deliverables have been reviewed by the Contractor Services Manager or the Senior Valuer in his absence.

District Approval for Export

Records the date and time the CSM has approved the market data and property data files for export.

Report Delivery Register

Register within the AVS to record the details of the provision of each required deliverable.

9.1 Quality Statement

A Quality Statement will be provided to the District Valuer as part of the Valuation Analysis Report. The Quality Statement will be signed by the valuation manager. The Quality Statement will detail the quality control checks that have been carried out in the LGA.

Aspect Property Consultants Quality Statements include statements and evidence to substantiate that:

- All properties have been valued.
- The land values are consistent with each other.
- The land value basis has been correctly recorded for each land value.
- All statutory concession valuations and allowances have been supplied.
- Land values for those properties with considerably higher values in relation to the average for a land use have been reviewed and are correct. A list of the properties identified will be provided.
- Land values that result in substantial changes in valuation parities or unusually large value variations from the last valuations issued for either land tax or council rating have been checked and are correct.
- A broad range of market evidence has been analysed and provided in the market report as required by the contract.
- Adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.
- Analysed sale properties where the sales ratio does not lie within the range 0.85 to 1.00 have been reviewed and an explanation provided to support adoption of the current land value.
- A zone/component code integrity check has been made.
- The current and proposed planning controls that affect the valuations have been taken into account.
- Where the land value of a property has been amended on objection or reascertainment, the alignment of values with nearby properties has been checked.

- Statistical checks and Component Data Tables have been prepared, reviewed and anomalies or results outside the specified parameters have been rationalised and reported.
- Land values have been compared to adjusted land values for analysed sales and any anomalies have been addressed.
- Land values have been compared to all sale prices and anomalies have been addressed.
- Worksheets have been maintained on all properties where calculations are required, such as properties valued under Sections 26A, 28 and 14I, englobo parcels, special use parcels and large value properties such as shopping centres.

9.2 Internal Quality Procedures

Aspect Property Consultants recognises its responsibility as a provider of quality property consultancy services. To ensure the quality of internal procedures, Aspect Property Consultants has developed and documented a quality management system. The system complies with:

- International standard ISO 9001:2000 Quality Management Systems – Requirements
- Australian Property Institute Professional Practice Guide
- Valuers Registration Act 2003
- Land Valuation Services for Government Taxing and Rating for the General Manager, Land and Property Information, Department of Lands.
-

9.2 Overview

The Aspect Property Consultants internal Quality Procedures cover the following components:

Staff

- All valuation and administration staff are appropriately qualified
- All staff receive ongoing training to reflect changes in contractual requirements.
- Staff are required to undertake added value studies to ensure they are up to date with the market when determining added values of improvements.

Aspect Valuation System v 5.48 (AVS)

The AVS has a number of built in QA measures to limit the incidence of human error, e.g. warning prompts when value levels for outside predetermined parameters on Workflow valuations. The AVS is continually being upgraded to further enhance the quality of valuation outcomes.

Sales Analysis

All sales analysed by valuation staff are reviewed by the Senior Valuation Staff and Valuation Area Services Manager before being uploaded to Valnet 2(i). Sales that are analysed with respect to added value studies are discussed at monthly meetings.

Market Analysis Overview

Specific markets are analysed with input from all associated valuation staff. The Contract Services Manager provides feedback from the District Valuer to staff.

Progress Reports

Progress reports are signed off by the Contract Services Manager after preparation by valuation staff.

Component Review

Proposed component reviews/restructures are signed off by the Contract Services Manager.

Verification

The Verification Program is directed and finalised by the Contract Services Manager, before values are issued to LPI.

Provisional Valuation Recommendations

All provisional values are reviewed by senior valuation staff, with a final review by the Contract Services Manager before the values are issued. In LGA's where the Contract Services Manager is preparing values, a senior valuer must review all values.

General Valuation Recommendations and Valuation Analysis Reports

All reports must be reviewed by senior valuation staff. The Contract Services Manager conducts a final review before the valuations are issued. In LGA's

where the Contract Services Manager is preparing values a senior valuer is to review all values.

Final General Valuation Recommendations

- Feedback on reports and value levels received by the Contract Services Manager is circulated to all valuation staff for review.
- All reports are submitted to the Contract Services Manager for final review before being issued.
- Administration staff compile a list of properties that are owned by the valuation staff in the LGA and provide this to the Contract Services Manager. These properties are reviewed in the context of the surrounding land values.
- The Final General Valuation Recommendations are supplied to the District Valuer for review.

Final Report

All valuation staff provide input to the detailed final report, which is reviewed by senior valuation staff and the Contract Services Manager before it is issued.

9. Land Values Amended on Objection

Objections have been searched on Valnet to obtain details of properties which have been amended on objection.

No objections noted for the 2014 valuation year.

10. Statistical Analysis

Four main statistical analysis procedures were conducted within the shire, pertaining to land values and sales, as well as the component structure. See attached for each zone.

11.1 Coefficient of Dispersion (COD)

The COD measures the uniformity of land values adopted on individual properties relative to sale prices of land. The Valuer General stipulates that the result of these calculations must be equal to or less than 15. Refer to results below.

11.2 Mean Value Price Ratio (MVP)

The MVP measures the accuracy of values relative to Adjusted Land Values as at the Base Date. It reflects the relationship between land values adopted and the analysed sale price. The process is required to be conducted in relation to properties on which single residential dwellings can be constructed. The Valuer General instructs that the required result of these calculations is between 85 and 100%. Refer to results below.

11.3 Price Related Differential (PRD)

The PRD measures the extent to which high and low valued properties are assessed uniformly relative to the sales data, and is once again required to be calculated in relation to single residential dwelling sites. The Valuer General specifies that the required standard of this calculation is between 0.98 and 1.03. Values within this range indicate that high valued properties are not over-valued in relation to low valued properties within the same component.

<u>Zone R1:</u>	COD	=	0.5%
	MVP	=	99.5%
	PRD	=	99.9%

<u>Zone B2:</u>	COD	=	2%
	MVP	=	97.3%%
	PRD	=	98%
<u>Zone B4:</u>	COD	=	0.4%
	MVP	=	98.7%
	PRD	=	100%
<u>Zone E4:</u>	COD	=	0.0%
	MVP	=	98.6%
	PRD	=	100.0%
<u>Zone IN1:</u>	COD	=	1.5%
	MVP	=	99.7%
	PRD	=	99.6%

11.4 QRP

The QRP represents the range of values in the middle 50% of each component, to assess the similarity of values of properties which have been identified as being alike. The Valuer General indicates that a QRP of 50% or less is acceptable. This figure relates to total land values only, and does not allow for properties which may be correctly grouped together, but whose total land value figures differ. This is particularly relevant in rural and commercial components, where properties may have similar rates per hectare or per square metre adopted over them, but due to differing land parcel sizes the total land value figure is outside the required parameters.

The LGA comprises 24 separate components, of which 5 components are below 50%.

For a detailed explanation for each component that has a QRP of greater than 50%, refer to Valuation Analysis Report for Broken Hill LGA. A detailed commentary is provided that identifies the reasons why the QRP is greater than 50% and why the component methodology is appropriate for these components.

11. Certification

12.1 Certification Statement

This Final Report is an accurate account of the activities undertaken, review completed and quality control checks in place for the provision of land valuation services for rating and taxing on behalf of the Valuer General of NSW for the Broken Hill LGA, at the 2015 base date.



J. Dedman . AAPI
Certified Practising Valuer
Registration No. 3901
6th October 2015

Annexure 1

Residential Paired Sales Analysis Broken Hill LGA 2014

BROKEN HILL LGA Summary

COMPONANTS ACD AAZ AAR ACE

	Address	Construction	Purchase Price	Est. Land Value	Living areas	Outdoor areas	Car	Ancillary improvements	COMMENT
1	9 Allendale Street Broken Hill 758.8m2 (site) sold 14/01/2014	Single storey fibrous cement clad dwelling with pool	\$220,000	\$25,365	\$947	\$250	\$300	\$52,600	
2	299 Chloride Street Broken Hill (552m2) site sold 12/05/2014	Single storey metal clad cottage with verandah, garage and pergola	\$250,000	\$17,355	\$1,319	\$400	\$350	\$63,850	
3	323 Chapple Street Broken Hill 983.4m2) sold 12/05/2014	Single storey vinyl dwelling with verandah and shed	\$130,000	\$31,150	\$609	\$300	\$250	\$37,300	
4	30 Morgan Street Broken Hill (872.6) site sold 14/02/2014	Single storey fibrous cement clad dwelling with a garage	\$80,000	\$24,050	\$252	\$0	\$150	\$10,675	
5	46 Thomas Lane Broken Hill (883.1) site sold 13/3/2014	Single storeyhardiplank clad dwelling with carport and pergola	\$200,000	\$14,240	\$1,038	\$600	\$350	\$78,800	
6	336 Williams Lane Broken Hill (423.7m2) site sold 29/04/2014	Single storey vinyl clad dwelling with verandah	\$98,000	\$6,300	\$818	\$350	\$200	\$11,950	
7	700 Wolfram Street Broken Hill (1012m2) site sold 13/5/2014	Single storey rendered dwelling with verandah and outdoor area	\$222,000	\$22,250	\$1,260	\$650	\$350	\$52,300	

PAIRED SALES ANALYSIS SHOWS:

Clad dwelling allow \$252/m2 to \$1319/m2

Brick/rendered Dwelling allow \$1260/m2

Prepared by	<u>Valuer</u> Leisa Tiehurst	<u>Registration #</u> 21066
Reviewed by	James Dedman	3901
Date Reviewed		

Northern Fringe BROKEN HILL LGA Summary

COMPONANTS AAX AAW

Address	Construction	Purchase Price	Est. Land Value	Living area	Outdoor area	Car	Ancillary Improvements	Comments
1 415 Bromide Street Broken Hill 809.7m2 (site)sold 07/02/2014 PID 2614403	Single storey brick veneer dwelling with tile roof carport UMR and shed	\$250,000	\$53,000	\$855	\$350	\$350	\$49,100	
2 103 Brown Street Broken Hill 872.6m2 (site)sold 13/05/2014PID2614544	Single Storey fibrous cement dwelling with carport pergola and garage	\$230,000	\$53,000	\$847	\$350	\$300	\$28,750	
3 586 McGowen Street Broken Hill (856.45m2) sold 20/3/2014 PID2618810	Single storey fibrous cement dwelling with carport pergola and shed	\$130,000	\$37,000	\$405	\$400	\$250	\$37,875	
4 180 Rowe Street Broken Hill (505.9) sitesold 13/06/2014PID2620943	Single storey metal clad dwelling with carport and garage	\$105,000	\$12,460	\$713	\$350	\$300	\$24,800	
5 514 Brown Street Broken Hill (7312) sitesold 17/01/2014PID2862750	Single storey brick veneer dwelling with carport pergola and shed	\$530,000	\$131,000	\$1,072	\$500	\$300	\$163,125	
6 663 Williams Street Broken Hill (954.8) sitesold 4/6/2014PID2622221	Single storey double brick dwelling with carport and garage	\$170,000	\$29,000	\$717	\$250	\$300	\$26,250	
7 334 Thomas Lane Broken Hill (505.92) sitesold05/05/2014PID2621490	Single storey corrugated metal clad dwelling with garage	\$68,000	\$11,500	\$433	\$250	\$200	\$9,350	

PAIRED SALES ANALYSIS AT RAILWAY TOWN

BROKEN HILL SHOWS :-

Clad dwelling allow \$405/m2 to \$847/m2
 Rendered dwelling allow \$717/m2 to \$1072/m2

Prepared by	<u>Valuer</u> Lelisa Ticehurst	<u>Registration #</u> 21066
Reviewed by	James Dedman	3901
Date Reviewed		

Railway Town BROKEN HILL LGA Summary

COMPONANTS AAL AAB

	Address	Construction	Purchase Price	Est. Land Value	Living area	Outdoor areas	Car	Ancillary Improvements	Comments
1	173 Gaffney Street Broken Hill 360m2 (site)sold 24/06/2014 PID 2616855	Single storey corrugated metal clad dwelling with verandahs and garage	\$80,000	\$5,340	\$543	\$300	\$200	\$18,150	
2	54 Harris Street Broken Hill 379.4m2 (site)sold 7/3/2014PID2617232	Single Storey rendered dwelling with carport and garage	\$130,000	\$5,340	\$993	\$350	\$250	\$25,350	
3	213 Pell Street Broken Hill (505.9m2) sold 5/3/2014 PID2620426	Single storey colorbond and decorative sandstone clad dwelling with carport and shed	\$180,000	\$13,570	\$1,189	\$400	\$250	\$23,800	
4	180 Rowe Street Broken Hill (505.9) sitesold 13/06/2014PID2620943	Single storey metal clad dwelling with carport and garage	\$105,000	\$12,460	\$713	\$350	\$300	\$24,800	
6	61 Creedon Street Broken Hill (1012) sitesold 27/2/2014PID2615836	Single storey fibrous cement clad dwelling with carport garage and pergola	\$235,000	\$12,015	\$985	\$300	\$300	\$41,725	
6	87 Burke Street Broken Hill (1186) sitesold 30/04/2014PID2614673	Single storey corrugated metal clad dwelling with pergola verandah and garage	\$128,000	\$14,460	\$677	\$350	\$400	\$33,650	
7	242 Cornish Street Broken Hill (1012) sitesold16/04/2014PID2615765	Single storey brick veneer dwelling with colorbond roof carport and pergola	\$275,000	\$21,360	\$857	\$350	\$500	\$67,700	Larger dwelling shows lower rate/m2

PAIRED SALES ANALYSIS AT RAILWAY TOWN

BROKEN HILL SHOWS :

Clad dwelling allow \$543/m2 to \$1189/m2

Rendered dwelling allow \$657/m2 to \$993/m2

Prepared by

Valuer

Lelisa Ticehurst

Registration #

21066

Reviewed by

James Dedman

3901

Date Reviewed

ALMA BROKEN HILL LGA Summary

COMPONANTS AAC

Address	Construction	Purchase Price	Est. Land Value	Living areas	Outdoor areas	Car	Ancillary improvements	Comments
1 47 Bonanza St Broken Hill 505.9m2 (site)PID 2614112Sold 24/01/2014	Single storey pressed metal clad dwelling with verandah and shed	\$180,000	\$10,457	\$1,115	\$400	\$250	\$35,800	
2 141 Clarke St Broken Hill Site Area 938m2 Sold 19/03/2014 PID 2615478	Single storey fibrous cement clad dwelling with garage	\$72,000	\$14,907	\$358	\$0	\$200	\$9,000	
3 141 Eyre St Broken Hill790.4m2 (site) Sold13/02/2014 PID 2618598	Single storey Colorbond clad dwelling	\$132,500	\$10,980	\$998	\$0	\$0	\$2,000	
4 161 Hebbard St Broken Hill 1012m2 (site) sold 09/05/2014 PID 2617413	Single storey colorbond clad dwelling with verandah and sheds	\$130,000	\$17,355	\$398	\$0	\$0	\$31,100	
5 109 Jamieson St Broken Hill 672.6m2 (site)sold 20/03/2014PID 2617801	Single storey vinyl clad dwelling with verandah carport and garage	\$90,000	\$16,020	\$391	\$250	\$0	\$32,925	
6 119 PiperStreet 1012m2 (site area)sold 09/04/2014PID2620692	Single storey vinyl clad dwelling with garage	\$92,000	\$16,020	\$529	\$250	\$150	\$17,750	

PAIRED SALES ANALYSIS IN ALMA SHOWS

Clad dwelling allow \$356/m2 to \$1115/m2
Concrete block dwelling allow \$/m2

Prepared by	<u>Valuer</u> Leisa Ticehurst	<u>Registration #</u> 21086
Reviewed by	James Dedman	3901
Date Reviewed		