



INNER WEST LGA

Contractor: Quotable Value Australia

Final Report 2022

Think property. Think QV.

1 Acknowledgment of Country

We acknowledge the Traditional Owners and Custodians of the land on which we live and work and pay our respect to Elders past and present.

2 Executive summary

LGA overview

Inner West local government area

The LGA is an amalgamation of the former Ashfield, Leichhardt and Marrickville local government areas. Inner West local government area (LGA) is situated some 3 kilometres at its closest point and 9 kilometres west of Sydney's Central Business District, covers an area of approximately 35 square kilometres and comprises the whole or part of 26 suburbs. The Inner West Council area is bounded by the following council areas, the City of Sydney to the east, Bayside Council to the south, Canterbury Bankstown Council to the southwest, Burwood and Canada Bay Councils to the west and the Parramatta River to the north.

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

51,475 properties were valued at the Base Date of 1 July 2022, and valuations are reflective of the property market at that time. In 2022 the total land value has been assessed at \$94,838,113,796, showing a moderate increase from the prior annual valuation year 2021 total land value of \$87,066,343,669. Valuation changes in the local government area and percentage changes between the prior annual valuation year of 2021 and 2022 and the prior local government valuation year of 2019 are as follows:

Properties valued and total land value							
Zone	Zone code	Number of entries	2022 total land value	Prior Annual Valuation (2021)	% Change (2021/2022)	Prior Local Government Valuation (2019)	% Change (2019/2022)
Residential	B4, R1, R2, R3, R4, Z	45,823	\$81,546,188,133	\$75,864,817,124	7.5%	\$59,404,503,346	37.3%
Commercial	B1, B2, B5, B6, B7	3,742	\$8,264,475,780	\$7,109,548,895	16.2%	\$6,595,332,521	25.3%
Industrial	IN1, IN2	1,107	\$3,648,180,150	\$2,873,220,180	27.0%	\$2,324,637,050	56.9%
Special Uses	SP1, SP2	360	\$949,697,280	\$848,048,970	12.0%	\$736,498,910	28.9%
Recreation	RE1, RE2	441	\$429,540,403	\$370,680,420	15.9%	\$309,497,810	38.8%
Waterways	W	2	\$32,050	\$28,080	14.1%	\$24,480	30.9%
Total		51,475	\$94,838,113,796	\$87,066,343,669	8.9%	\$69,370,494,117	36.7%

Above Table figures correct as at date of 4/11/2022

State and local government legislation for LGA

The Inner West LGA is governed by the Inner West LEP 2022 which was gazetted on the 12/08/2022 and came into effect on 31/08/2022. It has replaced the prior 3 LEPs being Ashfield LEP 2013, Marrickville LEP 2011 and Leichhardt LEP 2013.

Market overview and sales of particular interest

Quotable Value Australia have undertaken significant analysis of the Inner West local government area property market to provide an accurate and reliable basis of valuation. 560 sales have been analysed to enable the establishment and verification of land values as at 1 July 2022. These analysed sales also support the grading

across components. Analysed sales reports are provided to Valuer General NSW on a consistent basis throughout the year. The added value of improvements are also analysed to enable the accurate deduction of land values. Quotable Value Australia undertake 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. Land values in the Inner West local government area (LGA) overall had a moderate increase which was not consistent across all property types. The moderate increase was largely driven by the residential sector while commercial had a strong increase and industrial had a very strong increase.

Significant issues and developments

The WestConnex motorway is currently under construction. This extension of the M4 will provide a link between the existing M4 Motorway terminus at Concord, westward to the inner city and connect with the M5 Motorway.

Localised effects of the project have seen disruption and delays to traffic flows around properties in close proximity to WestConnex construction sites or major 'dive sites' along Parramatta Rd with the impacts reverberating into adjoining areas. There is no evidence to suggest a direct correlation of property value movements in Inner West as a result of the WestConnex project during the 2022 reporting year. However, owners of some of the 10,000 plus properties directly above or aligned with the tunnels saying they're facing demolishing their homes due to structural damage. A proposed class action will be led by the legal team at Dentons and funded by Omni Bridgeway.

Significant value changes

Summary of valuation changes to residential land

Changes since previous General Valuation (2019)

There was a very strong increase in residential land values for the Inner West local government area between 2019 and 2022. This was consistent for residential land values across the local government area. This was caused by strong market sentiment and demand for well-located properties during 2020 and 2021 period.

Changes since previous valuation year (2021)

Residential land values in the Inner West local government area showed a moderate increase from 2021 to 2022. However, this was not consistent across all properties. The exceptions are the harbour-side suburbs of Balmain, Balmain East and Birchgrove with water views showing very strong increases for these premium properties. Land values of single residential sites in Camperdown and Newtown remained steady and did not experience the moderate increases of other single residential land. This is attributed to major infrastructure construction including the M4-M5 link tunnels and associated noise and traffic congestion in the area. Medium density developments in the suburbs of Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill showed a moderate decrease. These properties predominantly comprise older unit complexes with limited off-street parking. Unzoned properties around the White Bay precinct have had very strong increases influenced by future gentrification and rail infrastructure planned for the Bays West Precinct.

Summary of valuation changes to commercial land

Changes since previous General Valuation (2019)

There was a very strong increase in commercial land values for the Inner West local government area between 2019 and 2022. This was consistent for commercial land values across the local government area. This was caused by strong market sentiment and demand for well-located properties during 2020 and 2021 period.

Changes since previous valuation year (2021)

There was a strong increase in commercial land values in the Inner West local government area between July 2021 and July 2022. The good rail infrastructure and ability to service the surrounding residential population increased the demand for commercial properties. The increases were consistent across all commercial localities except for an Enterprise Corridor zone in Ashfield, Croydon, Haberfield, Hurlstone Park and Summer Hill. These sites, which predominantly have a residential use, only showed a slight increase as they are impacted by traffic congestion on these main roads.

Summary of valuation changes to industrial land

Changes since previous General Valuation (2019)

There was a very strong increase in industrial land values for the Inner West local government area between 2019 and 2022. This was consistent for industrial land values across the local government area. This change was influenced predominantly by the ongoing gentrification which is reducing the number of available industrial properties whilst at the same time the Inner West's excellent transport and arterial road links drives competition for the available properties.

Changes since previous valuation year (2021)

There has been a very strong increase in industrial land values across the Inner West local government area from July 2021 to July 2022. The improved road network around the St Peters interchange and proximity to the Sydney CBD, Port Botany and Sydney Airport has increased the demand for these sites. The exception to the very strong increase is industrial zoned properties, which are used for residential purposes in the suburbs of Rozelle, Lilyfield, Leichhardt and Camperdown. These have experienced a moderate increase in land values only. The sites are generally too small to be developed individually and land values are in line with residential sites.

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3 Disclaimer - Purpose of this report

This report has been prepared on behalf of the Valuer-General. The purpose of this report is to provide an overview of the valuation program for the 1 July 2022 valuation in the local government area of Inner West.

Land valuations must comply with the requirements and assumptions set out in rating and taxing legislation, such as the Valuation of Land Act 1916 (NSW), and Valuer-General policies. The contract permits large numbers of properties to be assessed using mass valuation methodologies.

Although mass valuation methodologies may be less accurate than individually assessed land valuations, they are routinely used across the globe to deliver land valuations for rating and taxing purposes that are within an acceptable range of variation. Consequently, land valuations from the Valuer-General may vary from an individually assessed market valuation for a parcel of land. All land valuations are, however, subject to a risk based verification process which ensures each parcel of land is individually reviewed periodically.

Whilst the content of this report has been prepared with all due care and skill, the Valuer-General does not warrant that it is complete or free from error.

During the valuation process, information is compiled from third party sources, such as information relating to town planning, land use, zoning and other market related information. The Valuer-General is not responsible for, and makes no warranty in relation to, the accuracy, currency, reliability or completeness of that information. Readers are directed to contact the source of the information.

The land values made in accordance with the valuation program have been made for rating and taxing purposes only, therefore, the land values should not be used for any other purpose. No reliance should be made on the contents of this report. To the extent permitted by law, the Valuer-General disclaims all liability to any person(s) who relies on, or uses, any information contained in this report.

4 LGA Overview

Location of the district

Inner West local government area (LGA) is situated some 3 kilometres at its closest point and 9 kilometres west of Sydney's Central Business District, covers an area of approximately 35 square kilometres and comprises the whole or part of 26 suburbs. The Inner West Council area is bounded by the following council areas, the City of Sydney to the east, the Bayside Council to the south, Canterbury Bankstown Council to the southwest, Burwood and Canada Bay Councils to the west and the Parramatta River to the north.

Principal suburbs

The suburbs included within the LGA include Annandale, Ashbury, Ashfield, Balmain, Balmain East, Birchgrove, Camperdown, Croydon, Croydon Park, Dulwich Hill, Enmore, Haberfield, Hurlstone Park, Leichhardt, Lewisham, Lilyfield, Marrickville, Newtown, Petersham, Rozelle, Stanmore, St Peters, Summer Hill, Sydenham and Tempe.

Main industries

The council area of the Inner West LGA has several industrial pockets, including the largest grouping in the former Marrickville Council of Marrickville/Sydenham/St Peters and Sydney Ports Cooks River intermodal terminal and associated storage facilities at St. Peters/Tempe; significantly smaller and scattered pockets in the former Leichhardt Council at Roberts St, Rozelle, along Lilyfield Rd and Balmain Rd at Lilyfield, surrounding the junction of Pyrmont Bridge Rd and Parramatta Rd in Camperdown, Moore St and John St in Leichhardt, a smaller area on Parramatta Rd between Elswick St and west to Brown St, Leichhardt; to the smallest area comprising only a handful of properties in the former council area of Ashfield, that consists of a grouping on Carlton Cres and Smith St in Summer Hill, West St in Croydon and Milton St in Ashfield.

The Inner West industrial sector has significantly reduced in area over recent years to now exclude the former Waste Transfer Station at St Peters being redeveloped as part of RMS's WestConnex St Peters Interchange and the Ikea site and adjoining lands being developed for bulky goods space.

Significant retail centres

There are several retail areas within the Inner West local government area. Primarily they have developed along most of the district's main roads, the largest ones being Newtown/Enmore Shopping Centre on King St and Enmore Rd, Marrickville Shopping Centre on Marrickville and Illawarra Roads, Ashfield Shopping Centre centred primarily on Liverpool Rd, Balmain and Rozelle Shopping Centre on various parts of Darling St and Leichhardt Shopping Centre along Norton and Marion St, which are all in the form of strip retail centres.

Parramatta Rd from Camperdown through to Croydon is an almost continuous strip of commercial property that combines different commercial uses, from traditional 2 storey Victorian shops, automotive industries, commercial office buildings, bulky goods retailers, showrooms and of late mixed use residential developments. This has established Parramatta Rd as a mature commercial area with diverse and complex markets along its whole course.

More recent additions to the list of commercial property have been the construction of purpose built shopping centres which includes the small sub-regional centre of Ashfield Mall on Liverpool Rd and smaller neighbourhood centres such as Marrickville Metro on Victoria Rd, Leichhardt Marketplace on Marion St and Norton Plaza on Norton St in Leichhardt. Ikea Tempe although not a shopping centre occupies a site of almost 10 hectares and a floor area of approximately 37,000m².

Type of residential development

The Inner West Council has a variety of housing types covering different eras from the mid 1800's through to the present. However, large scale habitation of the area occurred much later and coincided generally with the introduction of the railways, the expansion of main roads and the development of maritime uses in the late 1800's and resulted in nodes of development around the various stations and main road intersections. These comprised initially of Victorian development followed consecutively in time by Federation and Californian Bungalows, whilst development gradually fanned out and in filled from these railway stations and main roads over time. The early 1900's Inner West experienced its greatest period of development followed by a second period of development during the inter-war years and smaller spurts of development in the 1950's through to the early 1960's.

Later periods witnessed the development of multiple occupancy buildings in the form of low rise 'Art Deco' style flats again centred at the main railway stations, followed later in the 1960 – 70's by more affordable investment flats with many being preserved still today in heritage conservation precincts and items listed on the heritage register to protect from demolition.

Later density development comprising two and three storey strata titled blocks of units did not take hold until the 1960 – 70's when planning changes, rising land values and the need for better utilisation of existing infrastructure, encouraged this form of development.

5 State and local government legislation for LGA

Inner West Council's primary planning instrument that controls and regulates development at the time of this report is the Inner West Local Environment Plan 2022. It was gazetted on the 12/08/2022 and came into force on the 31/08/2022. It replaces the 3 prior LEPs, i.e. Ashfield LEP 2013, Leichhardt LEP 2013 and Marrickville LEP 2011. The LEP outlines the land uses which are permissible and prohibited in the relevant zones as well as setting out development standards, such as Zoning, Building Height Limits, Floor Space Ratios, Heritage Listed properties and other development standards.

Additionally, the Inner West LEP 2022 must also be read in conjunction with its accompanying Development Control Plan. The DCP is a local instrument that outlines mandatory controls and sets minimum standards of compliance for new development. These include :-

Ashfield – Inner West Comprehensive Development Control Plan (DCP) 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill came into effect on 10 January 2017. It comprises of 2 sections.

Leichhardt - Leichhardt Development Control Plan 2013 came into force on 3 February 2014. The Leichhardt DCP 2013 replaced all of the 12 former Leichhardt DCPs, except in relation to the Balmain Leagues Club site. The Leichhardt DCP 2000 still applies to this land. Leichhardt Development Control Plan 2013 incorporates 15 amendments.

Marrickville - Marrickville Development Control Plan 2011 came into force on 15 December 2011. MDCP 2011 incorporates 13 separate amendments and has 10 parts.

6 Market overview and sales of particular interest

There was a moderate increase in land values overall in Inner West local government area between July 2021 and July 2022. Increases in land values were not consistent across all markets segments with commercial properties showing a strong increase and industrial properties showing a very strong increase.

The moderate increase has been driven by the ongoing popularity due to the Inner West's close proximity to the Sydney CBD, combined with the existing and improving transport links and infrastructure.

Residential

Residential land values in the Inner West local government area showed a moderate increase from 2021 to 2022. However, this was not consistent across all properties. The exceptions are the harbour-side suburbs of Balmain, Balmain East and Birchgrove with water views showing very strong increases for these premium properties. Land values of single residential sites in Camperdown and Newtown remained steady and did not experience the moderate increases of other single residential land. This is attributed to major infrastructure construction including the M4-M5 link tunnels and associated noise and traffic congestion in the area. Medium density developments in the suburbs of Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill showed a moderate decrease. These properties predominantly comprise older unit complexes with limited off-street parking. Unzoned properties around the White Bay precinct have had very strong increases influenced by future gentrification and rail infrastructure planned for the Bays West Precinct.

Significant residential sales include:

Address	Sale Date	Sale Price	Comments
1A Hill St, Dulwich Hill	22/02/2022	\$19,800,000	Development site. DA approved for to demolish existing improvements and construct a 9 storey residential flat building comprising 71 dwellings with 3 levels of basement car parking.
24 Pearson St, Balmain East	01/02/2022	\$19,760,825	Fully renovated architect designed modern high quality 3 level mansion. Renovation cost exceeding \$10million.
1A Tilba Ave, Balmain	16/11/2021	\$8,250,000	Waterfront property.
102 Louisa Rd, Birchgrove	03/09/2021	\$7,000,000	Waterfront property.
150 Louisa Rd, Birchgrove	04/03/2022	\$13,680,000	Waterfront property.
116 Louisa Rd, Birchgrove	08/04/2022	\$9,500,000	Waterfront property.
101 Louisa Rd, Birchgrove	08/04/2022	\$9,750,000	Waterfront property.
73 Beattie St, Balmain	07/04/2022	\$12,350,000	Development site with adaptive re-use of the existing buildings, additions to provide 6 dwellings, 5 of which have a 2nd dwelling
102 Prospect Rd, Summer Hill	10/09/2021	\$4,400,000	Development site with DA for torrens title subdivision of existing allotment into 3 lots, construction of a dual occupancy on each proposed lot

Commercial

There was a strong increase in commercial land values in the Inner West local government area between July 2021 and July 2022. The good rail infrastructure and ability to service the surrounding residential population increased the demand for commercial properties. The increases were consistent across all commercial localities except for an Enterprise Corridor zone in Ashfield, Croydon, Haberfield, Hurlstone Park and Summer Hill. These sites, which predominantly have a residential use, only showed a slight increase as they are impacted by traffic congestion on these main roads.

Significant commercial sales include:

Address	Sale Date	Sale Price	Comments
310 Marrickville Rd, Marrickville	09/09/2021	\$10,285,000	Development site. DA approved for alterations and additions to the existing premises in order to construct a 5 part 6 storey mixed use development with continued use of the ground floor as a retail tenancy, continued use of the first floor as a commercial tenancy/place of public worship and construct 4 levels of residential units above with basement car parking and strata subdivision of the development.
194 Marion St, Leichhardt	21/12/2021	\$9,750,000	Development site. Da refused for demolition of all existing structures and redevelopment of the site to contain a four (4) storey mixed use development with basement and lower ground parking, retail shops and 26 apartments, landscaping and associated site works. Appeal Lodged with Court on 04/03/2022.

Industrial

There has been a very strong increase in industrial land values across the Inner West local government area from July 2021 to July 2022. The improved road network around the St Peters interchange and proximity to the Sydney CBD, Port Botany and Sydney Airport has increased the demand for these sites. The exception to the very strong increase is industrial zoned properties, which are used for residential purposes in the suburbs of Rozelle, Lilyfield, Leichhardt and Camperdown. These have experienced a moderate increase in land values only. The sites are generally too small to be developed individually and land values are in line with residential sites.

Significant industrial sales include:

Address	Sale Date	Sale Price	Comments
1 Denison Street, Camperdown	25/11/2021 18/12/2020	\$10,300,000 \$5,000,000	Zoned IN2 Light Industrial. Sale of a child care centre.
37 Shirlow Street, Marrickville	3/11/2021	\$4,829,000	Zoned IN1 General Industrial. 469m2. Near rectangular shaped, corner allotment. Improved industrial consisting of a two storey, double brick and metal deck roof warehouse with mezzanine level. Sold with Vacant Possession.
3 Burrows Road South, St Peters	29/3/2022	\$11,550,000	Zoned IN1 General Industrial. 3,617m2. Near rectangular shaped, internal allotment, backs onto Alexandra Canal. Improved industrial sale consisting of a single storey, freestanding, concrete panel and metal deck, warehouse, office and showroom.
68 Shepherd Street, Marrickville	21/4/2022	\$7,000,000	Zoned IN2 Light Industrial. 1,239m2. Rectangular shaped, internal allotment. Improved industrial property consisting of a part two storey, brick and metal deck roof warehouse/factory and offices.
711 Parramatta Road, Leichhardt	15/2/2022	\$5,280,000	Zoned IN2 Light Industrial. 682m2. Rectangular shaped, internal allotment, located on a busy main road. Improved industrial property consisting of a single level, brick and metal deck roof high clearance warehouse. DA was lodged after purchase for partial demolition of existing structures, construction and operation of Light Industrial and Local Distribution Premises comprising 28 kitchens, storage and amenities with associated signage. Site amalgamation is also proposed.
14 Gerald Street, Marrickville	14/9/2021	\$2,680,000	Zoned IN1 General Industrial. 518m2. Vacant industrial land sale. Triangular shaped, internal allotment, backs onto railway line. Sold with DA to construct a 2 storey warehouse facility with 3 warehouse units to be used by a building and construction company.
32 Milton Street North, Ashfield	7/12/2021	\$3,710,000	Zoned IN2 Light Industrial. 436m2. Rectangular shaped, internal allotment. Improved industrial property consisting of a two storey workshop and office. Sold with vacant possession.

7 Significant Issues and Developments

Significant issues and developments

Significant developments – from prior to current annual valuation

DA reference	Address	Description	Lodgement date	Determination	Determination date
DA/2021/0521	73 Beattie Street, Balmain	Adaptive re-use of the existing buildings and alterations and additions to provide six dwellings, five of which have a secondary dwelling, and associated works, including car parking, site remediation and street tree removal and replacement	28/06/2021	Approved - Land and Environment Court of NSW	010/02/2022
DA/2021/0110	194 Marion St, Leichhardt	Demolition of all existing structures and redevelopment of the site to contain a four (4) storey mixed use development with basement and lower ground parking, retail shops and 26 apartments,	10/03/2021	Refused - Local Planning Panel	09/11/2021
DA/2021/0262	102 Prospect Rd, Summer Hill	Demolition of existing structures, torrens title subdivision of existing allotment into 3 lots and construction of a DO on each proposed lot	08/04/2021	Deferred Commencement - Delegation to Staff	08/06/2021

Parramatta Road Urban Renewal

“New Parramatta Road” is a NSW State Government project to regenerate the Parramatta Road Corridor. The Parramatta Road Corridor Urban Transformation Strategy is the long-term vision for developing population and employment growth in the Parramatta Road Corridor. The Strategy has a 30-year outlook and looks forward to what the Corridor could become over the long term given future challenges and opportunities. In order to effectively work towards the success of the Strategy over such a long and dynamic context, the Parramatta Road Corridor Implementation Plan 2016 – 2023 provides the framework for the first stage of delivery, from 2016 to 2023. The purpose of the Implementation Plan 2016 – 2023 is to inform and guide land use planning and development decisions in the Corridor in the short term. The area spans a distance of 20km from Granville in the west to Camperdown in the east and comprises eight Precincts that have been identified for further growth. These are:

- Kings Bay (partly in Canada Bay with a small section in the Inner West Council area)
- Taverners Hill (covering part of Leichhardt and Lewisham)
- Leichhardt
- Camperdown

Sydenham to Bankstown – Draft Urban Renewal Corridor Strategy

The draft Sydenham to Bankstown Urban Renewal Corridor Strategy (the Corridor Strategy) is a planning strategy developed for the corridor of land stretching along the existing Bankstown Railway Line, established to provide a strategic planning framework to guide future development and infrastructure. The area coincides with the proposed extension of the Sydney Metro from Chatswood to Bankstown along this corridor and includes the station precincts along this line: Bankstown, Punchbowl, Wiley Park, Lakemba, Belmore, Campsie, Canterbury, Hurlstone Park, Dulwich Hill, Marrickville and Sydenham. The strategy follows an extensive consultative process with councils, land owners and the community to support future growth of the Corridor by identifying opportunities for additional homes and jobs close to existing public transport, employment areas and town centres. Planning control for these precincts have now returned from the state government to the respective local governments, as a result the planning strategy has put on hold with new investigations to be undertaken.

Bays West Stage 1 Draft Master Plan

The first parts of Bays West to undergo master planning and rezoning are the White Bay Power Station (and Metro) and the Robert Street sub-precincts. The draft plan also focuses on preserving a number of heritage landmarks, providing access to the new Sydney Metro Station with provisions for a new waterfront park and vibrant open spaces with active transport links.

8 Significant value changes

Significant value changes – from prior to current annual valuation

Single residential waterfront properties in the suburbs of Balmain, Balmain East and Birchgrove have had a very strong increase from 2021 to 2022 and were increased more than 30%. This is supported by strong sales of waterfront properties with a lack of supply and the premium market still going strong. Commercial properties in the suburbs of Balmain, Leichhardt, Lilyfield and Rozelle have had a very strong increase from 2021 to 2022 and were also increased more than 30%. This is supported by strong sales with the suburbs within close proximity to the new Bays West gentrification area. Industrial properties have had a very strong increase across the Inner West local government area from 2021 to 2022. This has been driven by the ongoing gentrification which is reducing the number of available industrial properties.

9 Overview of the quality assurance process

Valuer General NSW has been provided with detailed valuation analysis reporting, which details the quality assurance process of Quotable Value Australia and outlines 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 reporting. 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 Contract. 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.

Author

Report Prepared by:



Nicole Antilla
Contract Services Manager
24th November 2022



Dai Thang Tran
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24th November 2022