

VALUER ACTION SHEET – OBJECTION TO UNADJUSTED VALUATION

Local Government: (1000/09) BCC-ITHACA	Property ID: 40298571 Address: s78B(2) PADDINGTON QLD 4064 Area: 634 M2	Grievance ID: 20105173
PLU: (2) SINGLE UNIT DWELLING	AVLU: (150) RESIDENTIAL	Zoning: 4 RESIDENTIAL B R3
PVM: NON-RURAL	Valuation Date: 01/10/2012	Value: \$750,000
Issue Date: 20/03/2013	Previous or Concurrent Objection/Appeal Y / <input checked="" type="checkbox"/> N	Interim / <input checked="" type="checkbox"/> Annual

NOTES AND RECOMMENDATION BY VALUER

Claim: \$590,000 (per sqm / ha)	DNRM Value: \$750,000 (per sqm / ha) ¹
Brief comment on Grounds: (relevant to Valuation): BCC lookout & street furniture at front, wedding chapel across street - noise, lack of privacy, rubbish. Untidy, overgrown and unusable footpath on Wilden Street. An allowance for these problems has been made in the valuation. Any future BCC development approval requires road dedication. A review of the valuation will be made when road dedication is required.	
Relativity Issues: (Map Attached):	
Sales Basis:	
Address	Area Date Price (Rate)
s78B(2) PADDINGTON QLD 4064	445 M2 22/02/2013 \$722,500
Comment: Overall Inferior. Analysed Price(SV): \$682,500. Applied SV: \$640,000. Sale has traffic and noise problems and is inferior to subject due to size.	
s78B(2) PADDINGTON QLD 4064	405 M2 09/03/2013 \$840,000
Comment: Overall Inferior. Analysed Price(SV): \$810,000. Applied SV: \$740,000. Sale is in quieter street but has smaller area and is overall slightly inferior.	
Comment:	
Associated Issues/Comments for Delegate: The subject property has views across Paddington to the city centre as evidenced by the lookout.	
Valuation Recommendation:	<input type="checkbox"/> Lapsed <input checked="" type="checkbox"/> Disallow <input type="checkbox"/> Disallow & amend <input type="checkbox"/> Allow
Valuation amendment:	Change from \$750,000 to
Name: R Cranstoun	Signature: 49-Sch4 - Signature Date: 15/07/2013

DB 19/7/2013

DECISION BY DELEGATE

Delegate of Valuer-General: *m. mcbray* Signature.....

49-Sch4 - Signature

Position: *Area Manager*

Date: *19/7/2013*

This objection is	LAPSED	DISALLOWED	DISALLOWED and AMENDED:	ALLOWED
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Objection Allowed		Objection Disallowed	
A14	RELATIVITY NOT APPROPRIATE	D13	GROUND NOT RELATED TO VALUE
A15	MARKET DOES NOT SUPPORT VALUE	D14	RELATIVITY APPROPRIATE
A16	ERROR/OMISSION IN CALCULATION	D15	MARKET SUPPORTS VALUE
A17	ALLOWANCE FOR ADVERSE CHARACTERISTICS	D16	INCREASE IN RATES/RENT/TAXES NOT VALID
A18	UNRECORDED DISABILITY	D17	ALLOWANCE ALREADY MADE FOR DISABILITIES
A19	SINGLE DWELLING HOUSE	D18	FARMING CONCESSION DOES NOT APPLY
A20	BUSINESS OF FARMING	D19	SINGLE DWELLING HOUSE DOES NOT APPLY
A21	ALLOWANCE FOR PLANNING/ORD/BY LAWS	D20	VALUATION CORRECT UNDER VOLA
A22	ALLOWANCE FOR COUNTRY CLASSIFICATION	D21	RELATIVITY CITED NOT COMPARABLE
A23	ALLOWANCE FOR CARRYING CLASSIFICATION	D22	SALES PROPERTIES CITED NOT COMPARABLE
A24	ALLOWANCE FOR WATER ENTITLEMENT	D23	SEPARATE VALUATIONS REQUIRED
A25	ALLOWANCE FOR UNIQUE CHARACTERISTICS	D24	FURTHER ACTION APPLICABLE
A26	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES	D25	ALLOWANCE ALREADY MADE FOR PLANNING/ORD/BY LAWS
A35	DECISION ONLY RELATED TO DSI GROUNDS *	D26	ALLOWANCE FOR VEGETATION MGMT ISSUES ALREADY MADE
		D27	ALLOWANCE FOR WATER ENTITLEMENTS ALREADY MADE
		D28	OTHER LEGISLATION
		D29	CONTAMINATED LAND
		D30	HERITAGE ISSUES
		D31	VALUATION CORRECT UNDER LVA
		D35	DECISION ONLY RELATED TO DSI GROUNDS*
			* Only select D35 when Ground 4 is the only ground for objection
		Objection Disallowed and amended	
		D100	RELATIVITY NOT APPROPRIATE
		D101	MARKET DOES NOT SUPPORT VALUE
		D102	ERROR/OMISSION IN CALCULATION
		D103	ALLOWANCE FOR ADVERSE CHARACTERISTICS
		D104	UNRECORDED DISABILITY
		D105	SINGLE DWELLING HOUSE
		D106	BUSINESS OF FARMING
		D107	ALLOWANCE FOR PLANNING/ORD/BY LAWS
		D108	ALLOWANCE FOR PLANNING/ORD/BY LAWS
		D109	ALLOWANCE FOR CARRYING CAPACITY
		D110	ALLOWANCE FOR WATER ENTITLEMENT
		D111	ALLOWANCE FOR UNIQUE CHARACTERISTICS
		D112	ALLOWANCE FOR VEGETATION MANAGEMENT ISSUES
DSI Deduction Decision Reason		DSI Deduction Decision Reason	
G01	GRANTED SITE IMPROVEMENTS	D01	IMPROVEMENTS SPECIFIED ARE NOT SITE IMPROVEMENTS
		D02	DEDUCTION ALREADY GRANTED
		D03	OWNER DOES NOT HAVE RIGHT TO APPLY
		D04	PAID DATE PRIOR TO STATUTORY TIMEFRAME
		D05	OWNER CHOOSES OFFSET ALLOWANCE
		D06	IMPROVEMENTS ARE ELIGIBLE BUT DO NOT ADD VALUE
		D07	IMPROVEMENTS GRANTED NOT REFLECTED IN VALUATION

If Amended, the unadjusted valuation is changed from \$750,000 to

And if applicable the DSI amount (DatePaid) is Granted / changed to

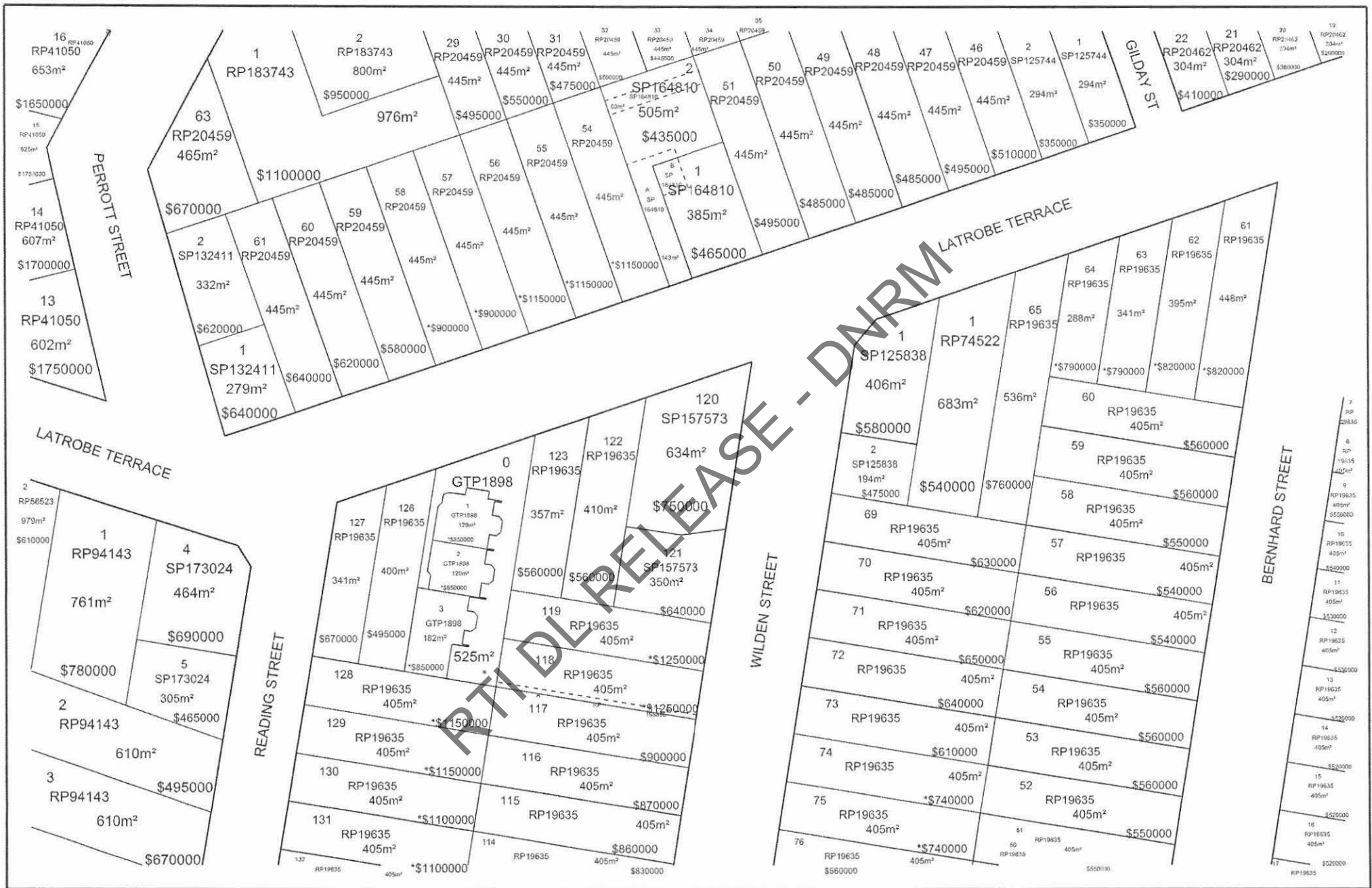
And if applicable the DSI amount (DatePaid) is Granted / changed to

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Delegate Notes, to be updated in QVAS:

OVAS ACTION

Decision entered Y/N	Reasons entered Y/N	Valuation(s) entered Y/N
PLU updated Y/N	AVLU updated Y/N	Zone updated Y/N
Valuation superseded Y/N	Further Action Request attached Y/N	QVAS Valuer notes entered Y / N
Action Completed By:		DATE:





Valuations Administration

CRANSTOUN_R(1)

Valuation Folder on Property 40298571

(10 rows)

D/Effect	D/Valuation	Value	S/C	D/Issue	Method	Unadjusted Value	DSI Total	Offset Amount	Calc
30/06/2013	01/10/2012	\$750,000	17	31/07/2013	SV	\$750,000			
30/06/2013	01/10/2012	\$750,000	21	20/03/2013	SV	\$750,000			
30/06/2012	01/10/2011	\$750,000	21	28/03/2012	SV	\$750,000			
30/06/2011	01/10/2010	\$790,000	21	03/05/2011	SV	\$790,000			
30/06/2010	01/10/2009	\$790,000	21	22/03/2010	UV	\$790,000			
30/06/2008	01/10/2007	\$790,000	21	17/03/2008	UV	\$790,000			
30/06/2007	01/10/2006	\$660,000	21	26/02/2007	UV	\$660,000			
30/06/2005	01/10/2004	\$630,000	21	29/03/2005	UV	\$630,000			
30/06/2003	01/10/2002	\$500,000	02	14/10/2003	UV	\$500,000			
13/06/2003	01/10/2001	\$335,000	14	14/10/2003	UV	\$335,000			

RTI DL RELEASE - DNRM

Release