

LGA Overview – BCC-South Brisbane 1000/04

LGA Stats

No. of Valuations	773
Total Dollar Value of Site Valuations	\$7,074,433,099
Location	South Brisbane
Area of LGA (km ²)	n/a
Major PVM	Non-Rural
Major Land Use	Residential

Emerging Issues

Urban Renewal areas of South Brisbane and **West End**. A large number of High density residential developments are currently under construction or planned.

Basis of Revaluation

Residential

- Values for inner city locations for single unit residential dwellings have remained generally unchanged.

Industrial

- Industrial values across the South Brisbane Division have remained unchanged.

Mass Appraisal Methodology	Manual		
Factor/Formula	n/a		
Reference to Basis Sales	Refer sales summary annexed		
	No. Support Sales	No. Basic Sales	No. Against Sales
		0	
Availability and Reliability of Sales Evidence	No vacant land sales		
Details of Significant Manual Valuations			

2.5 Summary of Sales Supporting Category: Residential 1000/04

Sale No.	LG/Div Codes	SMA Codes	Analysis Id	Improvement Level	Category	Latest Sale Date	Property Address	Sales Area	Total Sale Price	Site Analysed Value	Existing Value	Site Analysed Factor	Site Proposed Factor	Site Proposed Value	Site % Application	Site Basis
1	1000/04	1000/04:20	113838	VACANT LAND	RESIDENTIAL	19/12/2010	11 BRYDON ST, HIGHGATE HILL	470 M2	\$580,000	\$580,000	\$485,000	1.196	1.000	\$485,000	83.6	Support
2	1000/04	1000/04:30	97795	VACANT LAND	RESIDENTIAL	07/02/2011	35 RUTH ST, HIGHGATE HILL	350 M2	\$512,000	\$512,000	\$410,000	1.249	1.150	\$471,500	92.1	Basic
3	1000/04	1000/04:40	113835	VACANT LAND	RESIDENTIAL	29/06/2011	52 FLEURS ST, WOOLLOONGABBA	404 M2	\$415,000	\$415,000	\$410,000	1.012	1.000	\$410,000	96.8	Basic
4	1000/04	1000/04:70	92139	VACANT LAND	RESIDENTIAL	20/12/2010	17 STAFFORD ST, EAST BRISBANE	354 M2	\$455,000	\$455,000	\$425,000	1.071	1.000	\$425,000	93.4	Basic
5	1000/04	1000/04:70	92140	VACANT LAND	RESIDENTIAL	20/12/2010	17 STAFFORD ST, EAST BRISBANE	354 M2	\$455,000	\$455,000	\$425,000	1.071	1.000	\$425,000	93.4	Basic

Test	Standard	Score	Comment
COD (Coefficient of Dispersion)	Less than or equal to 15%	3.53%	
MVP (Mean Value to Price ratio)	Between 85% and 100% inclusive	92.26%	
PRD (Price Related Differential)	Between 98% and 103% inclusive	100.61%	
PHV (Percentage of high against valuations)	No standard		

SMA Code/Name		1000/04:101:West End Residential			
SMA Description	<p>This SMA contains all the single dwelling houses in the suburb of West End, an established inner city suburb of Brisbane, known for its cultural and social diversity, its connection to the Brisbane River and Brisbane CBD.</p> <p>The majority of properties are located in the West End – Woolloongabba District Local Plan, are zoned Character Residential and designated in a demolition control precinct.</p> <p>The area contains a diverse mix of pre-1946 and modern equivalent housing styles on allotments ranging from 200 to 1000 square metres of land area.</p>				
Land Use Group(s)	(Single Unit Residential:1363) (Other:1)				
Mass Appraisal Methodology	C:1, I:1358, M:5				
Valuation Basis	Site:100%;				
Number of Records	1364				
QRP	35.29%				
QRP Comment	Comment not required				
Applied Factor(s)					
Reference to Basis Sales	Refer to 1000/04: SMAs 101,103,104: South Brisbane, West End, Highgate Hill, Dutton Park Schedule of Sale				
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales		
	3	3	3		
	The majority of the sales relied on were vacant land. They supported a range from a 5% decrease to a 45% increase. All Improved sales were analysed and supported either no change or increases up to 10%.				
Comparison of Average Value Change	Sold Properties Factor:	1.2655	0.2047		
	Unsold/ Properties Factor:	1.0608			
	Four of the nine sales supported increases over 20%. One sale had substantial city views and adjustments were made to properties in the street with similar views. One sale was located in small pocket of Dutton Park and the improved sales only supported an increase of 10%. All the improved sales were analysed and supported increases up to 10% throughout this SMA.				
Primary Benchmark	Property ID	Area	Current Val	Proposed Val	Factor
	1112639	455m ²	\$510,000	\$540,000	1.06
General Comments:	This SMA was valued manually.				

1000/04: SMAs 101,103,104: South Brisbane, West End, Highgate Hill, Dutton Park

LG/DIV:SMA	Analysis ID	Improvement Lev	Category	Sale Date	Property Address	Sale Area	Existing Value	Analysed Val	Proposed Val	Analysed I	Proposed	Percent	Application
1000/04:103	113838	VACANT LAND	RESIDENTI	19/12/2010	11 BRYDON ST, HIGHGATE HILL	470	\$485,000	\$580,000	\$485,000	1.20	1.00	83.62%	
1000/04:103	122348	VACANT LAND	RESIDENTI	29/02/2012	3A ROSEBERY ST, HIGHGATE HILL	405	\$695,000	\$732,215	\$690,000	1.05	0.99	94.23%	
1000/04:103	122349	VACANT LAND	RESIDENTI	6/03/2012	44 MABEL ST, HIGHGATE HILL	359	\$410,000	\$402,577	\$410,000	0.98	1.00	101.84%	
1000/04:104	122757	DEMOLITION	RESIDENTI	27/03/2012	32 DUTTON ST, DUTTON PARK	607	\$475,000	\$586,282	\$525,000	1.23	1.11	89.55%	
1000/04:103	124757	VACANT LAND	RESIDENTI	4/07/2012	34 BRYDON ST, HIGHGATE HILL	431	\$470,000	\$570,020	\$470,000	1.21	1.00	82.45%	
1000/04:101	124760	VACANT LAND	RESIDENTI	30/05/2012	9 ADELAIDE ST, WEST END	304	\$435,000	\$480,000	\$435,000	1.10	1.00	90.63%	
1000/04:103	124786	VACANT LAND	RESIDENTI	4/06/2012	6 GERTRUDE ST, HIGHGATE HILL	647	\$535,000	\$510,000	\$540,000	0.95	1.01	105.88%	
1000/04:101	124798	IMPROVED	RESIDENTI	29/05/2012	35 WHYNOT ST, WEST END	810	\$1,015,000	\$1,476,500	\$1,400,000	1.45	1.38	94.82%	
1000/04:20	127907	VACANT LAND	RESIDENTI	18/07/2012	39 HOOGLEY ST, WEST END	452	\$610,000	\$580,000	\$610,000	0.95	1.00	105.17%	

Test	Standard	Score	Comment
COD	<= 15%	7.25%	
MVP	>=85%<=100%	94.24%	
PRD	>=98%<=103%	100.22%	
PHV (Against)	No Standard	33.33%	
PLV (Support)	No Standard	22.22%	

RTI DL RELEASE / DNRM



SMA Code/Name	1000/04:101:WEST END RESIDENTIAL		
SMA Description	<p>This SMA contains all the single dwelling houses in the suburb of West End, an established inner city suburb of Brisbane, known for its cultural and social diversity, its connection to the Brisbane River and Brisbane CBD.</p> <p>The majority of properties are located in the West End – Woolloongabba District Local Plan, are zoned Character Residential and designated in a demolition control precinct.</p> <p>The area contains a diverse mix of pre-1946 and modern equivalent housing styles on allotments ranging from 200 to 1000 square metres of land area.</p>		
Land Use Group(s)	Other:1 Single Unit Residential:1366		
Mass Appraisal Methodology	F:14 I:1353		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1367		
QRP	30.91%		
Applied Factor(s)	NO COMMENT REQUIRED SMA:1.00(14)		
Reference to Basis Sales	1000/04:101		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	1	9	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.0000	1.0018	0.0018
General Comments	Majority of valuations were manually adjusted		

RTI DE RELEASE - DNRM

1000/04:101												
LG/DIV:SMA	Analysis ID	Improvement Level	Category	Sale Date	Property Address	Sale Area	Existing Value	Analysed Value	Proposed Value	Analysed Factor	Proposed Factor	Percent Application
1000/04:101	124798	DEMOLITION	RESIDENTIAL	29/05/2012	35 WHYNOT ST, WEST END	810	\$1,400,000	\$1,476,500	\$1,400,000	1.05	1.00	94.82%
1000/04:101	160426	VACANT LAND	RESIDENTIAL	12/09/2012	26 WHYNOT ST, WEST END	526	\$1,100,000	\$1,200,000	\$1,100,000	1.09	1.00	91.67%
1000/04:101	167353	DEMOLITION	RESIDENTIAL	13/09/2013	1 EGBERT ST, WEST END	304	\$450,000	\$465,000	\$450,000	1.03	1.00	96.77%
1000/04:101	167361	IMPROVED	RESIDENTIAL	18/05/2013	31 DORIS ST, WEST END	405	\$600,000	\$620,000	\$600,000	1.03	1.00	96.77%
1000/04:101	167368	IMPROVED	RESIDENTIAL	8/12/2012	5 CORDEAUX ST, WEST END	405	\$500,000	\$540,000	\$500,000	1.08	1.00	92.59%
1000/04:101	167373	IMPROVED	RESIDENTIAL	13/10/2012	25 BOND ST, WEST END	271	\$480,000	\$530,000	\$480,000	1.10	1.00	90.57%
1000/04:101	167375	IMPROVED	RESIDENTIAL	25/05/2013	63 BRISTOL ST, WEST END	435	\$600,000	\$665,000	\$600,000	1.11	1.00	90.23%
1000/04:101	167378	IMPROVED	RESIDENTIAL	15/03/2013	216 BOUNDARY ST, WEST END	496	\$570,000	\$620,000	\$570,000	1.09	1.00	91.94%
1000/04:101	167379	IMPROVED	RESIDENTIAL	4/03/2013	34 HARRIET ST, WEST END	483	\$500,000	\$557,000	\$500,000	1.11	1.00	89.77%
1000/04:101	167383	IMPROVED	RESIDENTIAL	29/01/2013	8 ROGERS ST, WEST END	647	\$660,000	\$670,000	\$660,000	1.02	1.00	98.51%

Test	Standard	Score	Comment
COD	<= 15%	2.74%	
MVP	>=85%<=100%	93.36%	
PRD	>=98%<=103%	99.94%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

RTI DL RELEASE DIRM



SMA Code/Name	1000/04:101:WEST END RESIDENTIAL		
SMA Description	<p>This SMA contains all the single dwelling houses in the suburb of West End, an established inner city suburb of Brisbane, known for its cultural and social diversity, its connection to the Brisbane River and Brisbane CBD.</p> <p>The majority of properties are located in the West End - Woolloongabba District Local Plan, are zoned Character Residential and designated in a demolition control precinct.</p> <p>The area contains a diverse mix of pre-1946 and modern equivalent housing styles on allotments ranging from 200 to 1000 square metres of land area.</p>		
Land Use Group(s)	Multi Unit Residential:1 Single Unit Residential:1249		
Mass Appraisal Methodology	F:663 I:560 M:27		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records QRP	1250 37.50%		
Applied Factor(s)	NO COMMENT REQUIRED SMA:1.10(378) EXC:E001:1.10(285)		
Reference to Basis Sales	1000/04:101		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	0	17	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.1171	1.0978	0.0193
General Comments	A 10% increase overall.		

RTI RELEASE - DNRM

1000/04:101												
LG/DIV:SMA	Analysis ID	Improvement Level	Category	Sale Date	Property Address	Sale Area	Existing Value	Analysed Value	Proposed Value	Analysed Factor	Proposed Factor	Percent Application
1000/04:101	186863	LIGHTLY IMPROVED	RESIDENTIAL	26/06/2014	7 SPRING ST, WEST END	455	\$610,000	\$743,358	\$670,000	1.22	1.10	90.13%
1000/04:101	186870	VACANT LAND	RESIDENTIAL	29/03/2014	123 RYAN ST, WEST END	632	\$1,600,000	\$1,564,000	\$1,500,000	0.98	0.94	95.91%
1000/04:101	186872	IMPROVED	RESIDENTIAL	13/03/2014	58 HARDGRAVE RD, WEST END	316	\$475,000	\$575,515	\$550,000	1.21	1.16	95.57%
1000/04:101	186875	LIGHTLY IMPROVED	RESIDENTIAL	15/02/2014	325 BOUNDARY ST, WEST END	521	\$640,000	\$725,000	\$700,000	1.13	1.09	96.55%
1000/04:101	186877	LIGHTLY IMPROVED	RESIDENTIAL	19/01/2014	70 HARDGRAVE RD, WEST END	266	\$475,000	\$600,000	\$550,000	1.26	1.16	91.67%
1000/04:101	186879	LIGHTLY IMPROVED	RESIDENTIAL	30/11/2013	14 ASHINGTON ST, WEST END	771	\$720,000	\$930,000	\$860,000	1.29	1.19	92.47%
1000/04:101	186882	LIGHTLY IMPROVED	RESIDENTIAL	24/11/2013	17 PARIS ST, WEST END	253	\$485,000	\$580,000	\$530,000	1.20	1.09	91.38%
1000/04:101	187999	LIGHTLY IMPROVED	RESIDENTIAL	22/05/2014	18 CORBETT ST, WEST END	268	\$460,000	\$578,430	\$530,000	1.26	1.15	91.63%
1000/04:101	197220	LIGHTLY IMPROVED	RESIDENTIAL	12/07/2014	6 EARLY LA, WEST END	506	\$600,000	\$763,165	\$690,000	1.27	1.15	90.41%
1000/04:101	197941	VACANT LAND	RESIDENTIAL	13/09/2014	212 BOUNDARY ST, WEST END	301	\$430,000	\$668,309	\$610,000	1.55	1.42	91.28%
1000/04:101	198256	IMPROVED	RESIDENTIAL	4/07/2014	17 CORDEAUX ST, WEST END	911	\$1,350,000	\$1,397,464	\$1,350,000	1.04	1.00	96.60%
1000/04:101	198312	IMPROVED	RESIDENTIAL	5/08/2014	44 TURIN ST, WEST END	334	\$495,000	\$608,189	\$570,000	1.23	1.15	93.72%
1000/04:101	198385	IMPROVED	RESIDENTIAL	28/05/2014	19 VICTORIA ST, WEST END	329	\$530,000	\$723,648	\$660,000	1.37	1.25	91.20%
1000/04:101	198403	IMPROVED	RESIDENTIAL	24/07/2014	21 PRINCHESTER ST, WEST END	268	\$460,000	\$638,430	\$580,000	1.39	1.26	90.85%
1000/04:101	198895	IMPROVED	RESIDENTIAL	5/04/2014	10 GRAY RD, WEST END	306	\$500,000	\$588,344	\$550,000	1.18	1.10	93.48%
1000/04:101	198901	IMPROVED	RESIDENTIAL	26/04/2014	5 ROGERS ST, WEST END	405	\$495,000	\$682,826	\$620,000	1.38	1.25	90.80%
1000/04:101	198909	IMPROVED	RESIDENTIAL	5/05/2014	18 LOCH ST, WEST END	405	\$560,000	\$684,826	\$640,000	1.22	1.14	93.45%
Test	Standard	Score	Comment									
COD	<= 15%	1.93%										
MVP	>=85%<=100%	92.77%										
PRD	>=98%<=103%	99.57%										
PHV (Against)	No Standard	0.00%										
PLV (Support)	No Standard	0.00%										