



Urban Valuation Calc Details - 2080:5027998 I A

HUNTER_AL(1)

Finalised Yes Complex Yes

Date of Valuation : 01/10/2015 Value: \$2,600,000 DSI: No

Property Id : 5027998 I Calc LG/Div : 2080 01/10/2015

Walk The Road : 146424 Primary L/U : (48) SPORTSCLUBS/FACILITIES

Property Area : 2.2811 HA As Valued L/U : (450) INDUSTRIAL

Address : 42-48 TINGIRA ST, PORTSMITH QLD 4870 Indic. Planning : STRATEGIC PORT LAND

RPD : PTM L4 SP122861 & PTD L808 SP122861:SUBLEASED SMA : (208) AEROGLEN & OLD CAIRNS IND (EAST OF MULGRAVE RD)

Owner : CAIRNS CRUISING YACHT SQUADRON & (LEASED FROM FNQPCL) Calc Stratification : S208 Exclude from stratification factoring

PVM : NON-RURAL Valuer : HUNTER_AL

Professional Fees : %

Interest Allowance : %

Council Rates : %

Land Tax : %

Approval Period : mths

Construction Period : mths

Base Value for Holding Charges : \$2,600,000

Net Rate Calculator

Classifications And Allowances Auto Size Manual Size 0.51 Size N/A

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
INDUSTRIAL WATERFRONTAGE (%)	18,105	LAND AREA	\$200.00 40%	\$102.00	\$1,846,710 +\$738,684	\$2,585,394	
INDUSTRIAL HARBOUR/MARINE BELOW HIGH WATER MARK (%)	4,706	LAND AREA	\$1.00 -100%	\$0.51	\$2,400 -\$2,400	\$0	
Total Net Value :					\$2,585,394	\$113.34	

Dollar Rate Allowances

Improvement	Quantity	Rate Type	Applied Rate	Dep'n	Share(0-1)			
Site Works Totals						\$0	\$2,585,394	\$113.34

Interest and Holding

Holding Charges					\$0		
Interest On Land					\$0		
Interest & Holding Totals					\$0	\$2,585,394	\$113.34

Valuation Override Value :

Rounded Total : \$2,600,000 \$113.98
Valuation Amount : \$2,600,000 \$113.98



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INDUSTRIAL HARBOUR/MARINE	18,105	LAND AREA	\$200.00	\$102.00	\$1,846,710		
WATERFRONTAGE (%)			40%		+\$738,684	\$2,585,394	
INDUSTRIAL HARBOUR/MARINE	4,706	LAND AREA	\$1.00	\$0.51	\$2,400		
BELOW HIGH WATER MARK (%)			-100%		-\$2,400	\$0	
Total Net Value :						\$2,585,394	\$113.34

Dollar Rate Allowances

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Site Works Totals						\$0	\$2,585,394	\$113.34

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Holding Charges					\$0			
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Valuation Override Value :

Rounded Total : \$2,600,000 \$113.98
Valuation Amount : \$2,600,000 \$113.98

MAST Online



**QUEENSLAND
GOVERNMENT**

Summary of Impacts LGA Overview Area Allocation Emerging Issues Basis of Revaluation Sub Market Areas Sales Benchmarks

Reports Web Sales Sales Schedule

[Home](#) > Sales Schedule

Cairns Regional Council

Sales

Excel Report

<input checked="" type="radio"/> SMA <input type="radio"/> Sales Group --Select One-- 2080:208 Submit	COD	6.54%		
	MVP	92.60%		
	PRD	100.23%		
	Percentage Against (> 100%)	13.04%	Save	
	(Percentage Support (< 90%))	13.04%		
	MAST Factor	1.05		

<u>Analysis ID</u>	<u>BOV</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Category</u>	<u>Improvement Level</u>	<u>Area</u>	<u>Analysed Sale Price</u>	<u>Current Valuation</u>	<u>Proposed Valuation</u>	<u>Factor</u>	<u>Percentage Application</u>
254276	S	92 COOK ST,PORTSMITH	26/11/2015	IND	VAC	6686	\$950,000	\$800,000	\$800,000	1	84.21 %
326912	S	2 PONZO ST,WOREE	6/11/2017	IND	VAC	5861	\$1,110,000	\$830,000	\$870,000	1.05	78.38 %
326962	S	22 PONZO ST,WOREE	23/01/2018	IND	VAC	2817	\$620,000	\$520,000	\$550,000	1.06	88.71 %

335951	S	49 COOK ST,PORTSMITH	10/08/2017	IND	VAC	1966	\$478,000	\$380,000	\$380,000	1	79.50 %
338428	S	4 COMMERCIAL PL,EARLVILLE	10/09/2018	IND	IMP	1006	\$245,000	\$200,000	\$220,000	1.11	90.82 %
340048	S	26 PONZO ST,WOREE	18/07/2018	IND	VAC	3060	\$693,000	\$560,000	\$590,000	1.05	85.14 %
343852	S	4 PONZO ST,WOREE	14/05/2018	IND	VAC	5930	\$1,323,000	\$1,100,000	\$1,150,000	1.05	86.92 %
346351	S	197 BUNDA ST,PARRAMATTA PARK	3/09/2018	COM	IMP	824	\$495,000	\$410,000	\$470,000	1.15	94.95 %
251237	S	5 PONZO ST WOREE	7/09/2015	IND	VAC	3667	\$793,040	\$740,000	\$780,000	1.05	98.36 %
278137	S	34 PONZO ST,WOREE	21/03/2016	IND	VAC	6216	\$1,200,000	\$1,000,000	\$1,050,000	1.05	87.50 %
335954	S	9 ATTICUS ST WOREE	22/03/2018	IND	VAC	1393	\$315,000	\$295,000	\$310,000	1.05	98.41 %
335976	S	8 VICTORIA ST,PARRAMATTA PARK	17/04/2018	COM	IMP	858	\$369,000	\$335,000	\$370,000	1.1	100.27 %
278706	S	73 MACONACHIE ST WOREE	9/07/2016	IND	LIM	2506	\$395,000	\$445,000	\$445,000	1	112.66 %
312497	S	18 PONZO ST,WOREE	20/10/2017	IND	VAC	3007	\$620,000	\$540,000	\$570,000	1.06	91.94 %
331252	S	66 GREENBANK RD,AEROGLEN	21/05/2018	IND	LIM	4206	\$550,000	\$550,000	\$550,000	1	100.00 %
343608	S	179 BUNDA ST,PARRAMATTA PARK	23/05/2017	COM	IMP	405	\$295,000	\$265,000	\$280,000	1.06	94.92 %

278703	S	37 PONZO ST,WOREE	23/07/2015	IND	VAC	3560	\$717,160	\$630,000	\$690,000	1.05	92.03 %
281403	S	55 MACONACHIE ST,WOREE	14/12/2016	IND	VAC	19830	\$1,500,000	\$1,600,000	\$1,600,000	1	106.67 %
291430	S	33 PONZO ST,WOREE	22/12/2016	IND	VAC	1995	\$440,000	\$400,000	\$420,000	1.05	95.45 %
319396	S	15 PONZO ST,WOREE	6/11/2017	IND	VAC	2731	\$590,000	\$520,000	\$550,000	1.04	91.53 %
327166	S	51 MOREHEAD ST,BUNGALOW	20/07/2017	IND	VAC	495	\$185,000	\$146,000	\$157,500	1.08	85.14 %
336100	S	28 PONZO ST,WOREE, 30 PONZO ST,WOREE, 32 PONZO ST,WOREE	10/05/2017	IND	VAC	7920	\$1,700,000	\$1,500,000	\$1,600,000	1.07	94.12 %
341204	S	14 PONZO ST,WOREE	14/06/2018	IND	VAC	1671	\$390,000	\$340,000	\$355,000	1.06	92.31 %

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