

Benchmark	Housing Area/SMA	Benchmark Type	AVLU	LUG	Address	Area	Cur Val	Prop Val	Factor	Sale 1			Sale 2			Sale 3			Sale 4														
										Analysis ID	CAT/LUG	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	CAT/LUG	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	CAT/LUG	Address	Area	Applied Value	Percent Application	Comparison			
1000/OA	101	40173422	525	150	Single Unit Residential	44 VICTORIA ST, WEST END	304	\$435,000	\$460,000	1.10	124822	Res	53 RYAN ST, WEST END QLD 4101	301	\$555,000	91.60%	Inferior	12470	Res	9 ADLAIDE ST, WEST END QLD 4101	304	\$435,000	99.70%	Inferior	12707	Res	39 HODGLEY ST, WEST END QLD 4101	452	\$650,000	100.00%	Superior		
1000/OA	101	1122839	950	150	Single Unit Residential	20 SOMMERSET ST, WEST END	655	\$510,000	\$560,000	1.10	124822	Res	53 RYAN ST, WEST END QLD 4101	301	\$555,000	91.60%	Inferior	12470	Res	9 ADLAIDE ST, WEST END QLD 4101	304	\$435,000	99.70%	Inferior	12707	Res	39 HODGLEY ST, WEST END QLD 4101	452	\$650,000	100.00%	Superior		
1000/OA	101	1122795	575	150	Single Unit Residential	49 HANDBURGH RD, WEST END	529	\$615,000	\$670,000	1.10	124822	Res	53 RYAN ST, WEST END QLD 4101	301	\$555,000	91.60%	Inferior	12470	Res	9 ADLAIDE ST, WEST END QLD 4101	304	\$435,000	99.70%	Inferior	12707	Res	39 HODGLEY ST, WEST END QLD 4101	452	\$650,000	100.00%	Superior		
1000/OA	103	1144535	525	150	Single Unit Residential	33 COLVILLE ST, HIGHGATE HILL	407	\$435,000	\$460,000	1.10	124715	Res	34 BIRYON ST, HIGHGATE HILL QLD 4101	411	\$564,000	98.30%	Superior	12476	Res	6 GERTRUDE ST, HIGHGATE HILL QLD 4101	647	\$510,000	99.70%	Superior	12289	Res	44 MABEL ST, HIGHGATE HILL QLD 4101	359	\$410,000	100.00%	Inferior		
1000/OA	103	1114005	950	150	Single Unit Residential	24 BELLEVIEW ST, HIGHGATE HILL	607	\$520,000	\$570,000	1.10	124737	Res	34 BIRYON ST, HIGHGATE HILL QLD 4101	411	\$564,000	98.30%	Superior	12476	Res	6 GERTRUDE ST, HIGHGATE HILL QLD 4101	647	\$510,000	99.70%	Superior	12289	Res	44 MABEL ST, HIGHGATE HILL QLD 4101	359	\$410,000	100.00%	Inferior		
1000/OA	103	1144424	575	150	Single Unit Residential	81 NAMPSTEAD RD, HIGHGATE HILL	417	\$585,000	\$575,000	1.10	124737	Res	34 BIRYON ST, HIGHGATE HILL QLD 4101	411	\$564,000	98.30%	Inferior	12476	Res	6 GERTRUDE ST, HIGHGATE HILL QLD 4101	647	\$510,000	99.70%	Superior	12289	Res	44 MABEL ST, HIGHGATE HILL QLD 4101	359	\$410,000	100.00%	Inferior		
1000/OA	201	1113185	525	250	Multi-Unit Residential	58 SPRING ST, WEST END	721	\$590,000	\$590,000	1.00	124769	Mul	188 GLADSTONE RD, HIGHGATE HILL QLD 4101	1495	\$1,200,000	97.60%	Superior	14095	Mul	130 LOGAN RD, WOOLLOONGABBA QLD 4102	3616	\$1,700,000	81%	Superior	97788	Mul	17 ST JAMES ST, HIGHGATE HILL QLD 4101	1616	\$1,820,000	88.10%	Superior		
1000/OA	201	1122384	950	250	Multi-Unit Residential	236 BOUNDARY ST, WEST END	809	\$860,000	\$860,000	1.00	124769	Mul	188 GLADSTONE RD, HIGHGATE HILL QLD 4101	1495	\$1,200,000	97.60%	Superior	14095	Mul	130 LOGAN RD, WOOLLOONGABBA QLD 4102	3616	\$1,700,000	81%	Superior	97788	Mul	17 ST JAMES ST, HIGHGATE HILL QLD 4101	1616	\$1,820,000	88.10%	Superior		
1000/OA	201	1113181	575	250	Multi-Unit Residential	236 BOUNDARY ST, WEST END	1485	\$1,200,000	\$1,200,000	1.00	124769	Mul	188 GLADSTONE RD, HIGHGATE HILL QLD 4101	1495	\$1,200,000	97.60%	Comparable	14095	Mul	130 LOGAN RD, WOOLLOONGABBA QLD 4102	3616	\$1,700,000	81%	Superior	97788	Mul	17 ST JAMES ST, HIGHGATE HILL QLD 4101	1616	\$1,820,000	88.10%	Superior		
										Sale 1			Sale 2			Sale 3			Sale 4														
Benchmark	Housing Area/SMA	Property ID	Benchmark Type	AVLU	LUG	Address	Area	Cur Val	Prop Val	S/m ²	Factor	Analysis ID	CAT/LUG	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	CAT/LUG	Address	Area	Applied Value	Percent Application	Comparison	SMA							
1000/OA	302	1118610	525	350	Commercial	137 MELLINGUINE ST, SOUTH BRISBANE	349	\$1,100,000	\$1,150,000	\$3,296.13	1.00	124769	Mul	188 GLADSTONE RD, HIGHGATE HILL QLD 4101	1495	\$1,200,000	97.60%	Comparable	138134	Commercial	17 LYTTON RD, EAST BRISBANE QLD 4169	1215	\$2,400,000	99.40%	Superior	12675	Commercial	36-34 ANNERLEY RD, WOOLLOONGABBA QLD 4102	1302	\$1,500,000	96.20%	Superior	302
1000/OA	302	1110409	950	350	Commercial	17 CONSLIA ST, SOUTH BRISBANE	921	\$2,400,000	\$2,400,000	\$2,605.86	1.00	124769	Mul	188 GLADSTONE RD, HIGHGATE HILL QLD 4101	1495	\$1,200,000	97.60%	Inferior	138134	Commercial	17 LYTTON RD, EAST BRISBANE QLD 4169	1215	\$2,400,000	99.40%	Comparable	12675	Commercial	36-34 ANNERLEY RD, WOOLLOONGABBA QLD 4102	1302	\$1,500,000	96.20%	Superior	302
1000/OA	302	1110125	575	350	Commercial	66 HOPE ST, SOUTH BRISBANE	1142	\$4,200,000	\$4,200,000	\$3,129.66	1.00	124769	Mul	188 GLADSTONE RD, HIGHGATE HILL QLD 4101	1495	\$1,200,000	97.60%	Inferior	138134	Commercial	17 LYTTON RD, EAST BRISBANE QLD 4169	1215	\$2,400,000	99.40%	Inferior	12675	Commercial	36-34 ANNERLEY RD, WOOLLOONGABBA QLD 4102	1302	\$1,500,000	96.20%	Inferior	302

Released by DNRM RTI Act 2009

Extract from Basis Report — DOV: 1 October 2012

Principal Valuer Endorsement

I, Benjamin Hart, being the Principal Valuer responsible for all the valuations in the Divisions of Brisbane and South Brisbane of the Brisbane City Council Local Government Area, do hereby certify that I consider the revaluation has been completed in accordance with the State Valuation Service *'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010'* and that all steps of the project plan have been completed.

49-Sch4 - Signature

Signed

Date: 27/02/13

Benjamin Hart - Registered Valuer No. 2839

Area Manager Approval

I, Michael McGarry, being the Area Manager for the Brisbane Region, do hereby certify that I consider the revaluation of Brisbane Local Authority has been completed by the above mentioned valuers in accordance with the State Valuation Service *'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010'* and *'The Statutory Valuation Work Instruction: Annual Valuations for Rating and Taxing Purposes.'*; that all steps of the project plan have been completed and hereby authorise all valuations in the Local Authority for issue.

Signed

49-Sch4 - Signature

Date 13/03/2013

M A McGarry

Sub market Areas (SMA)

The following properties are within SMA (101) WEST END RESIDENTIAL:

- 5 Drury Street, West End
- 35 Bristol Street, West End
- 36 Harriet Street, West End

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.				

The following properties are within SMA (201) WEST END MULTI-RESIDENTIAL:

- 29 Bristol Street, West End
- 31 Bristol Street, West End
- 380 Montague Road, West End

SMA Code/Name		1000/04:201:West End Multi-Residential			
SMA Description	This SMA contains all the multi-unit dwellings 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. The majority of properties are located in the West End – Woolloongabba District Local Plan, are zoned either Character Residential or Low-Medium Density Residential and designated in a demolition control precinct. The area contains a diverse mix of housing styles on allotments ranging from 400 to 800 square metres of land area.				
Land Use Group(s)	(Single Unit Residential:2) (Multi Unit Residential:236)				
Mass Appraisal Methodology	C:205, M:29, O:4				
Valuation Basis	Site:100%;				
Number of Records	238				
QRP	70.93%				
QRP Comment	This SMA contains a range of values due to several large properties located on or overlooking the Brisbane River.				
Applied Factor(s)					
Reference to Basis Sales	Refer to '1000/04: SMAs 201, 202, 203, 204: South Brisbane, West End, Highgate Hill, Dutton Park Multi				
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales		
	1	5	0		
	All the sales relied on were vacant land or demolition sales. They supported a range of increases up to 10%.				
Comparison of Average Value Change	Sold Properties Factor:	0	0		
	Unsold/ Properties Factor:	1.0136			
	Comment not required				
Primary Benchmark	Property ID	Area	Current Val	Proposed Val	Factor
	1112934	809m ²	\$860,000	\$860,000	1.0
General Comments:	This SMA was valued manually.				

The following properties are within SMA (103) HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL:

- 3 Rosebery Street, West End Highgate Hill

SMA Code/Name		1000/04:103:Highgate Hill & South Brisbane Residential			
SMA Description	This SMA contains all the single dwelling houses in the suburb of Highgate Hill and South Brisbane, established inner city suburbs of Brisbane. The majority of the properties are located in the West End – Woolloongabba District Local Plan and are zoned either Character Residential or Low Medium Density Residential and designated in a demolition control precinct. The area contains a diverse mix of pre-1946 and modern equivalent housing styles on allotments ranging from 400 to 800 square metres of land area.				
Land Use Group(s)	(Single Unit Residential:1245) (Commercial:1) (Other:1)				
Mass Appraisal Methodology	C:4, I:1235, M:8				
Valuation Basis	Site:100%;				
Number of Records	1247				
QRP	48.08%				
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:	1.0000	0.0114		
	Unsold/ Properties Factor:	1.0114			
	Comment not Required				
Primary Benchmark	Property ID	Area	Current Val	Proposed Val	Factor
	1114905	607M ²	\$520,000	\$520,000	1.0
General Comments:	This SMA was valued manually.				

The following properties are within SMA (302) SOUTH BRISBANE COMMERCIAL:

- 118 Vulture Street, West End South Brisbane

SMA Code/Name		1000/04:302:South Brisbane Commercial			
SMA Description	This SMA contains all the commercial buildings located in the suburb of South Brisbane and concentrated around the Southbank Parklands, the Brisbane Convention centre, the Performing Art Complex, and along the main thoroughfares including Melbourne Street. The majority of properties are located in the South Brisbane Riverside Neighbourhood Plan and are zoned for multi-purpose use.				
Land Use Group(s)	(Multi Unit Residential:1) (Commercial:247)				
Mass Appraisal Methodology	C:235, O:13				
Valuation Basis	Site:100%;				
Number of Records	248				
QRP	136.11%				
QRP Comment	This SMA has a wide range in values due to varying land size, heritage listed properties, and a number volumetric properties type properties.				
Applied Factor(s)					
Reference to Basis Sales	Refer to Brisbane Commercial Fringe Sales Schedule				
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales		
	2	7	0		
	The majority of the sales were vacant land or demolition sales. They supported no change to the existing values.				
Comparison of Average Value Change	Sold Properties Factor:	1.0000		0.0001	
	Unsold/ Properties Factor:	0.9999			
	Comment not required				
Primary Benchmark	Property ID	Area	Current Val	Proposed Val	Factor
	1110409	921m ²	\$2,400,000	\$2,400,000	1.0
General Comments:	This SMA was valued manually.				

Sales Schedule

Refer to document named: **1.10.12 Sales schedule.xlsx**

Benchmark Schedule

Refer to document named: **1.10.12 Benchmark schedule.xlsx**

Released by DNRM RTI Act 2009

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

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
1000/04:103	113838	VACANT LAND	RESIDENTIAL	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	RESIDENTIAL	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	RESIDENTIAL	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	RESIDENTIAL	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	RESIDENTIAL	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	RESIDENTIAL	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	RESIDENTIAL	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	RESIDENTIAL	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	RESIDENTIAL	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%	

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1000/04: SMAs 201, 202, 203, 204: South Brisbane, West End, Highgate Hill, Dutton Park Multi

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
1000/04:202	113839	VACANT LAND	MULTI UNIT	22/03/2011	125 MELBOURNE ST, SOUTH BRISBANE	696	\$2,600,000	\$2,950,000	\$2,600,000	1.13	1.00	88.14%
1000/04:202	113843	VACANT LAND	MULTI UNIT	1/09/2011	62 MANNING ST, SOUTH BRISBANE & 37 RUSSE	2271	\$6,500,000	\$7,090,909	\$6,500,000	1.09	1.00	91.67%
1000/04:203	122347	VACANT LAND	MULTI UNIT	20/03/2012	3A ROSEBERY ST, HIGHGATE HILL	810	\$1,300,000	\$1,383,290	\$1,300,000	1.06	1.00	93.98%
1000/04:203	124769	DEMOLITION	MULTI UNIT	15/02/2012	188 GLADSTONE RD, HIGHGATE HILL	1495	\$1,200,000	\$1,230,000	\$1,200,000	1.03	1.00	97.56%
1000/04:202	128110	VACANT LAND	MULTI UNIT	3/06/2011	18 BROOK ST, SOUTH BRISBANE	663	\$870,000	\$915,000	\$870,000	1.05	1.00	95.08%
1000/04:16	140994	VACANT LAND	MULTI UNIT	23/07/2012	218 VULTURE ST, SOUTH BRISBANE	1766	\$6,000,000	\$6,000,000	\$6,000,000	1.00	1.00	100.00%

Test	Standard	Score	Comment
COD	<= 15%	3.33%	
MVP	>=85%<=100%	94.40%	
PRD	>=98%<=103%	100.02%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

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Brisbane Fringe Commercial: Spring Hill, Fortitude Valley, New Farm, Newstead, Bowen Hills, Petrie Terrace, South Brisbane, West End, Woolloongabba, Highgate Hill, Dutton Park, Herston, East Brisbane, Kangaroo Point

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
1000/15:305	113062	VACANT LAND	COMMERCIAL	8/09/2011	757 ANN ST, FORTITUDE VALLEY	1219	\$4,000,000	\$4,038,100	\$4,000,000	1.01	1.00	99.06%
1000/15:305	113670	DEMOLITION	COMMERCIAL	9/08/2011	60 MCLACHLAN ST, FORTITUDE VALLEY	698	\$1,700,000	\$1,750,000	\$1,700,000	1.03	1.00	97.14%
1000/04:302	113844	DEMOLITION	MULTI UNIT	23/09/2011	49 CORDELIA ST, SOUTH BRISBANE	911	\$2,600,000	\$2,700,000	\$2,600,000	1.04	1.00	96.30%
1000/15:302	116368	DEMOLITION	OFFICE	19/10/2011	27 COMMERCIAL RD, NEWSTEAD	3124	\$6,500,000	\$7,300,000	\$6,500,000	1.12	1.00	89.04%
1000/15:305	117829	IMPROVED	COMMERCIAL	29/02/2012	268 BARRY PDE, FORTITUDE VALLEY	203	\$660,000	\$662,861	\$660,000	1.00	1.00	99.57%
1000/04:305	126675	IMPROVED	COMMERCIAL	22/07/2011	34 ANNERLEY RD, WOOLLOONGABBA & 36 AN	1302	\$3,900,000	\$4,055,000	\$3,900,000	1.04	1.00	96.18%
1000/15:33	128929	DEMOLITION	COMMERCIAL	6/07/2011	358 WICKHAM ST, FORTITUDE VALLEY & 374 W	2192	\$6,700,000	\$10,320,380	\$7,370,000	1.54	1.10	71.41%
1000/15:302	130390	VACANT LAND	MIXED (RETAIL/COM/MU)	1/08/2012	17 ROSS ST, NEWSTEAD	10110	\$15,500,000	\$16,000,000	\$15,500,000	1.03	1.00	96.88%
1000/04:306	138334	LIGHTLY IMPROVED	COMMERCIAL	26/10/2012	17 LYTTON RD, EAST BRISBANE & 11 LYTTON R	1215	\$2,410,000	\$2,425,000	\$2,410,000	1.01	1.00	99.38%

Test	Standard	Score	Comment
COD	<= 15%	4.84%	
MVP	>=85%<=100%	93.88%	
PRD	>=98%<=103%	103.58%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	11.11%	

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Benchmark Issuing Area/SMA	Property ID	Benchmark Type	AVLU	LUG	Address	Sale 1					Sale 2					Sale 3																	
						Area	Cur Val	Prop Val	Factor	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison			
1000/04:101	1113259	S25	150	Single Unit Residential	WEST END, 18 PARIS ST WEST END 4101	253	\$485,000	\$485,000	1.00	167361.5	RESIDENTIAL	31 DORIS ST, WEST END	405	\$600,000	96.77%	Superior	167368.5	RESIDENTIAL	5 CORDEAUX ST, WEST END	405	\$500,000	92.59%	Inferior	167373.5	RESIDENTIAL	25 BOND ST, WEST END	271	\$480,000	90.57%	Inferior			
1000/04:101	1112639	P50	150	Single Unit Residential	WEST END, 20 SKINNER ST WEST END 4101	455	\$540,000	\$540,000	1.00	167353.5	RESIDENTIAL	1 EGBERT ST, WEST END	304	\$450,000	96.77%	Inferior	167373.5	RESIDENTIAL	25 BOND ST, WEST END	271	\$480,000	90.57%	Inferior	167379.5	RESIDENTIAL	34 HARRIET ST, WEST END	483	\$500,000	89.77%	Inferior			
1000/04:101	1112791	S75	150	Single Unit Residential	WEST END, 49 HARGRAVE RD WEST END 4101	529	\$680,000	\$680,000	1.00	160426.5	RESIDENTIAL	26 WHYNOT ST, WEST END	526	\$1,300,000	91.67%	Superior	167380.5	RESIDENTIAL	69 GRAY RD, WEST END	615	\$649,000	91.26%	Inferior	167383.5	RESIDENTIAL	8 ROGERS ST, WEST END	647	\$660,000	98.51%	Inferior			
1000/04:103	1114355	S25	150	Single Unit Residential	HIGHGATE HILL, 33 COLVILLE ST HIGHGATE HILL 4101	407	\$435,000	\$480,000	1.10	167393.5	RESIDENTIAL	3A ROSEBERRY ST, HIGHGATE HILL	405	\$760,000	90.48%	Superior	167399.5	RESIDENTIAL	11 BRYDON ST, HIGHGATE HILL	470	\$540,000	89.11%	Similar	167409.5	RESIDENTIAL	31 RIDGE ST, HIGHGATE HILL	426	\$600,000	95.24%	Similar			
1000/04:103	1114424	S75	150	Single Unit Residential	HIGHGATE HILL, 83 HAMPSTEAD RD HIGHGATE HILL 4101	417	\$690,000	\$820,000	1.19	167392.5	RESIDENTIAL	3A ROSEBERRY ST, HIGHGATE HILL	405	\$760,000	95.00%	Similar	167393.5	RESIDENTIAL	3A ROSEBERRY ST, HIGHGATE HILL	405	\$760,000	90.48%	Similar	167399.5	RESIDENTIAL	11 BRYDON ST, HIGHGATE HILL	470	\$540,000	89.11%	Inferior			
1000/04:103	1114905	P50	150	Single Unit Residential	HIGHGATE HILL, 24 BELLEVUE ST HIGHGATE HILL 4101	607	\$520,000	\$630,000	1.21	167392.5	RESIDENTIAL	3A ROSEBERRY ST, HIGHGATE HILL	405	\$760,000	95.00%	Superior	167399.5	RESIDENTIAL	11 BRYDON ST, HIGHGATE HILL	470	\$540,000	89.11%	Similar	167409.5	RESIDENTIAL	31 RIDGE ST, HIGHGATE HILL	426	\$600,000	95.24%	Similar			
1000/04:201	1113385	REF	250	Multi Unit Residential	WEST END, 58 SPRING ST WEST END 4101	721	\$810,000	\$810,000	1.00	155222.5	RESIDENTIAL	58 SPRING ST, WEST END	721	\$810,000	96.20%	Similar	155240.5	MULTI UNIT	147 VULTURE ST, WEST END	971	\$1,400,000	93.33%	Superior	167392.5	RESIDENTIAL	3A ROSEBERRY ST, HIGHGATE HILL	405	\$760,000	95.00%	Inferior			
1000/04:201	1112914	P50	250	Multi Unit Residential	WEST END, 31 ARCHIBALD ST WEST END 4101	809	\$860,000	\$950,000	1.10	124798.5	RESIDENTIAL	35 WHYNOT ST, WEST END	810	\$1,400,000	94.82%	Superior	155244.5	MULTI UNIT	55 BRIGTON RD, HIGHGATE HILL	992	\$1,400,000	100.00%	Superior	167392.5	RESIDENTIAL	3A ROSEBERRY ST, HIGHGATE HILL	405	\$760,000	95.00%	Inferior			
1000/04:201	1111383	S75	250	Multi Unit Residential	WEST END, 236 BOUNDARY ST WEST END 4101	1485	\$1,200,000	\$1,600,000	1.33	124798.5	RESIDENTIAL	35 WHYNOT ST, WEST END	810	\$1,400,000	94.82%	Similar	155222.5	RESIDENTIAL	58 SPRING ST, WEST END	721	\$810,000	96.20%	Inferior	155240.5	MULTI UNIT	147 VULTURE ST, WEST END	971	\$1,400,000	93.33%	Similar			
1000/04:302	1110619	REF	380	Commercial	SOUTH BRISBANE, 137 MELBOURNE ST SOUTH BRISBANE 4101	349	\$1,150,000	\$1,150,000	1.00	155226.5	MULTI UNIT	9 EDMONDSTONE ST, SOUTH BRISBANE	4407	\$10,500,000	97.21%	Superior	168231.5	MULTI UNIT	77 GREY ST, SOUTH BRISBANE	1050	\$4,600,000	89.08%	Superior										
1000/04:302	1110409	REF	381	Commercial	SOUTH BRISBANE, 37 CORDEUA ST SOUTH BRISBANE 4101	921	\$2,400,000	\$2,400,000	1.00	155226.5	MULTI UNIT	9 EDMONDSTONE ST, SOUTH BRISBANE	4407	\$10,500,000	97.21%	Superior	168231.5	MULTI UNIT	77 GREY ST, SOUTH BRISBANE	1050	\$4,600,000	89.08%	Superior										
1000/04:302	1110325	REF	350	Commercial	SOUTH BRISBANE, 66 HOPE ST SOUTH BRISBANE 4101	1342	\$4,200,000	\$4,200,000	1.00	155226.5	MULTI UNIT	9 EDMONDSTONE ST, SOUTH BRISBANE	4407	\$10,500,000	97.21%	Superior	168231.5	MULTI UNIT	77 GREY ST, SOUTH BRISBANE	1050	\$4,600,000	89.08%	Inferior										

Released by DNRM RTI Act 2009

Principal Valuer Endorsement

I, Douglas Buchanan, being the Principal Valuer responsible for all the residential valuations in Brisbane, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Signature

D Buchanan
Monday, 3 March 2014

Principal Valuer Endorsement

I, Scott Lanchester, being the Principal Valuer responsible for all the commercial and industrial valuations in Brisbane, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Sigr

S Lanchester

- 12 -

Monday, 3 March 2014

Principal Valuer Endorsement

I, Ben Hart, being the Principal Valuer responsible for all the valuations in Brisbane CBD and immediate surrounds, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Signature

Ben Hart
Monday, 3 March 2014

Area Manager Approval

I, Michael McGarry, being the Area Manager responsible for the entire Brisbane region, do hereby certify the annual valuation has been completed by the above valuers in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the program plan have been completed. I hereby authorise all valuations in LGA_NAME for issue.



M McGarry
Monday, 3 March 2014

Current and Emerging Issues

04 South Brisbane Division

The division is currently experiencing high levels of demand for both single and multi-unit residential living which is having a knock-on effect to other markets. Early indicators are demonstrating that this demand is set to continue over the next 12 months, which could see increases to current levels. The suburbs of West End and South Brisbane are rapidly changing due to the urban renewal process and there is a constant need to update/maintain the valuation roll.

Basis of Revaluation

Residential

04 South Brisbane Division

The majority properties were valued manually. The wide-spread application of factors is unreliable in these locations due to the variances in property characteristics in such a small concentrated area e.g. city views, land sizes, topography and flooding.

The majority of vacant or lightly improved sales relied on supported either increases up to 20% to the current value of land for single unit residential use.

Multi-Unit Residential

04 South Brisbane

The majority of properties were valued manually. The wide-spread application of factors is unreliable in these locations due to the variances in property characteristics, e.g. city views, land sizes, topography, riverfront, flooding, in such a small concentrated area. The majority of vacant or lightly improved sales relied on supported increases up to 30%. Some increases were due to correcting historical errors due to the removal of infrastructure credits in 2010.

Sub market Areas (SMA)

The following properties are within SMA (101) WEST END RESIDENTIAL:

- 5 Drury Street, West End
- 35 Bristol Street, West End
- 36 Harriet Street, West End

SMA Code/Name	1000/04:101:WEST END RESIDENTIAL		
SMA Description	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. 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. 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.		
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%		
	NO COMMENT REQUIRED		
Applied Factor(s)	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		

The following properties are within SMA (201) WEST END MULTI-RESIDENTIAL:

- 29 Bristol Street, West End
- 31 Bristol Street, West End
- 380 Montague Road, West End

SMA Code/Name	1000/04:201:WEST END MULTI-RESIDENTIAL		
SMA Description	This SMA contains all the multi-unit dwellings 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. The majority of properties are located in the West End – Woolloongabba District Local Plan, are zoned either Character Residential or Low-Medium Density Residential and designated in a demolition control precinct. The area contains a diverse mix of housing styles on allotments ranging from 400 to 800 square metres of land area.		
Land Use Group(s)	Multi-unit Residential:238		
Mass Appraisal Methodology	C:1 F:2 I:235		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	238		
QRP	60.47%		
Applied Factor(s)	SMA:1.00(2) No factors relied on or applied,		
Reference to Basis Sales	1000/04:201		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	0	2	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.2415	1.1312	0.1103
	Sales were previously valued as Industrial Use		
General Comments	Majority of valuations were manually adjusted		

The following properties are within SMA (103) HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL:

- 3 Rosebery Street, ~~West End~~ Highgate Hill

SMA Code/Name	1000/04:103:HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL		
SMA Description	This SMA contains all the single dwelling houses in the suburb of Highgate Hill and South Brisbane, established inner city suburbs of Brisbane. The majority of the properties are located in the West End – Woolloongabba District Local Plan and are zoned either Character Residential or Low Medium Density Residential and designated in a demolition control precinct. The area contains a diverse mix of pre-1946 and modern equivalent housing styles on allotments ranging from 400 to 800 square metres of land area.		
Land Use Group(s)	Commercial:1 Other:1 Single Unit Residential:1247		
Mass Appraisal Methodology	C:2 F:10 I:1227 M:10		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1249		
QRP	45.37%		
	NO COMMENT REQUIRED		
Applied Factor(s)	SMA:1.00(10)		
Reference to Basis Sales	1000/04:103		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	7	12	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.1265	1.0769	0.0496
General Comments	Majority of valuations were manually adjusted		

The following properties are within SMA (302) SOUTH BRISBANE COMMERCIAL:

- 118 Vulture Street, West End South Brisbane

SMA Code/Name	1000 /04:302:SOUTH BRISBANE COMMERCIAL		
SMA Description	This SMA contains all the commercial buildings located in the suburb of South Brisbane and concentrated around the Southbank Parklands, the Brisbane Convention centre, the Performing Art Complex, and along the main thoroughfares including Melbourne Street. The majority of properties are located in the South Brisbane Riverside Neighbourhood Plan and are zoned for multi-purpose use.		
Land Use Group(s)	Commercial:251		
Mass Appraisal Methodology	C:220 F:1 M:11 O:19		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	251		
QRP	156.41%		
Applied Factor(s)	SMA:1.00(1)		
Reference to Basis Sales	Brisbane CBD Fringe Commercial		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	2	2	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.1021	1.0092	0.0929
	Sales support increases to themselves only		
General Comments	Majority of valuations were manually adjusted		

Sales Schedule

Refer to document named: **1.10.13 Sales schedule.xlsx**

Benchmark Schedule

Refer to document named: **1.10.13 Benchmark schedule.xlsx**

Released by DNRM RTI Act 2009

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%	

1000/04:103												
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
1000/04:103	156187	IMPROVED	RESIDENTIAL	23/04/2013	12 LAURA ST, HIGHGATE HILL	405	\$430,000	\$495,000	\$430,000	1.15	1.00	86.87%
1000/04:103	156188	IMPROVED	RESIDENTIAL	11/03/2013	27 MIDDLE ST, HIGHGATE HILL	327	\$420,000	\$510,000	\$500,000	1.21	1.19	98.04%
1000/04:103	156190	IMPROVED	RESIDENTIAL	30/01/2013	11 JONES ST, HIGHGATE HILL	364	\$480,000	\$560,000	\$540,000	1.17	1.13	96.43%
1000/04:103	156198	IMPROVED	RESIDENTIAL	21/03/2013	29 HAZELWOOD ST, HIGHGATE HILL	405	\$465,000	\$585,000	\$510,000	1.26	1.10	87.18%
1000/04:103	156201	IMPROVED	RESIDENTIAL	12/02/2013	10 SANKEY ST, HIGHGATE HILL	410	\$520,000	\$565,000	\$520,000	1.09	1.00	92.04%
1000/04:103	156202	IMPROVED	RESIDENTIAL	21/12/2012	24 DAUPHIN TCE, HIGHGATE HILL	1134	\$800,000	\$995,000	\$880,000	1.24	1.10	88.44%
1000/04:103	157516	IMPROVED	RESIDENTIAL	24/04/2013	16 STRATH ST, HIGHGATE HILL	549	\$540,000	\$620,000	\$540,000	1.15	1.00	87.10%
1000/04:103	167387	IMPROVED	RESIDENTIAL	4/10/2013	33 FRITH ST, SOUTH BRISBANE	450	\$410,000	\$460,000	\$410,000	1.12	1.00	89.13%
1000/04:103	167392	VACANT LAND	RESIDENTIAL	3/08/2013	3A ROSEBERY ST, HIGHGATE HILL	405	\$690,000	\$800,000	\$760,000	1.16	1.10	95.00%
1000/04:103	167393	VACANT LAND	RESIDENTIAL	3/08/2013	3A ROSEBERY ST, HIGHGATE HILL	405	\$690,000	\$840,000	\$760,000	1.22	1.10	90.48%
1000/04:103	167399	VACANT LAND	RESIDENTIAL	15/07/2013	11 BRYDON ST, HIGHGATE HILL	470	\$485,000	\$606,000	\$540,000	1.25	1.11	89.11%
1000/04:103	167400	IMPROVED	RESIDENTIAL	6/07/2013	197 GLADSTONE RD, HIGHGATE HILL	544	\$425,000	\$475,000	\$460,000	1.12	1.08	96.84%
1000/04:103	167401	IMPROVED	RESIDENTIAL	13/06/2013	22 GERTRUDE ST, HIGHGATE HILL	493	\$510,000	\$575,000	\$510,000	1.13	1.00	88.70%
1000/04:103	167404	IMPROVED	RESIDENTIAL	8/04/2013	88 GLADSTONE RD, HIGHGATE HILL	405	\$455,000	\$480,000	\$455,000	1.05	1.00	94.79%
1000/04:103	167407	IMPROVED	RESIDENTIAL	4/12/2012	31 JONES ST, HIGHGATE HILL	364	\$495,000	\$550,000	\$540,000	1.11	1.09	98.18%
1000/04:103	167408	IMPROVED	RESIDENTIAL	30/11/2012	26 GLOUCESTER ST, HIGHGATE HILL	405	\$410,000	\$500,000	\$450,000	1.22	1.10	90.00%
1000/04:103	167409	VACANT LAND	RESIDENTIAL	20/11/2012	31 RIDGE ST, HIGHGATE HILL	426	\$430,000	\$630,000	\$600,000	1.47	1.40	95.24%
1000/04:103	167410	DEMOLITION	RESIDENTIAL	19/11/2012	5 FRASER TCE, HIGHGATE HILL	911	\$1,600,000	\$1,675,000	\$1,600,000	1.05	1.00	95.52%
1000/04:103	167413	IMPROVED	RESIDENTIAL	5/10/2012	27 APPEL ST, HIGHGATE HILL	425	\$510,000	\$650,000	\$610,000	1.27	1.20	93.85%

Test	Standard	Score	Comment
COD	<= 15%	3.83%	
MVP	>=85%<=100%	92.26%	
PRD	>=98%<=103%	99.85%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

Brisbane CBD Fringe Commercial												
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
1000/15:305	113062	VACANT LAND	COMMERCIAL	8/09/2011	757 ANN ST, FORTITUDE VALLEY	1219	\$4,000,000	\$4,038,100	\$4,000,000	1.01	1.00	99.06%
1000/04:302	113844	DEMOLITION	MULTI UNIT	23/09/2011	49 CORDELIA ST, SOUTH BRISBANE	911	\$2,600,000	\$2,700,000	\$2,600,000	1.04	1.00	96.30%
1000/15:302	116368	DEMOLITION	OFFICE	19/10/2011	27 COMMERCIAL RD, NEWSTEAD	3124	\$6,500,000	\$7,800,000	\$7,700,000	1.20	1.18	98.72%
1000/04:302	124820	DEMOLITION	COMMERCIAL	26/04/2012	49 CORDELIA ST, SOUTH BRISBANE & 47 CORDELIA ST, SOUTH BRISBANE	1822	\$5,200,000	\$7,890,000	\$6,760,000	1.52	1.30	85.68%
1000/04:306	138334	LIGHTLY IMPROVED	COMMERCIAL	26/10/2012	17 LYTTON RD, EAST BRISBANE & 11 LYTTON RD, EAST BRISBANE	1215	\$2,410,000	\$2,425,000	\$2,410,000	1.01	1.00	99.38%
1000/04:305	140995	VACANT LAND	MULTI UNIT	7/07/2011	130 LOGAN RD, WOOLLOONGABBA	1616	\$1,700,000	\$2,000,000	\$1,700,000	1.18	1.00	85.00%
1000/15:305	141848	DEMOLITION	MULTI UNIT	14/09/2012	29 ROBERTSON ST, FORTITUDE VALLEY	1649	\$3,900,000	\$4,275,409	\$4,250,000	1.10	1.09	99.41%
1000/15:301	155200	LIGHTLY IMPROVED	MULTI UNIT	6/05/2013	748 BRUNSWICK ST, NEW FARM	460	\$910,000	\$1,011,676	\$920,000	1.11	1.01	90.94%
1000/04:302	155226	IMPROVED	MULTI UNIT	10/04/2013	9 EDMONDSTONE ST, SOUTH BRISBANE	4407	\$10,500,000	\$10,801,000	\$10,500,000	1.03	1.00	97.21%
1000/04:305	155643	VACANT LAND	COMMERCIAL	5/04/2013	182 IPSWICH RD, WOOLLOONGABBA	517	\$520,000	\$500,000	\$500,000	0.96	0.96	100.00%
1000/04:304	157260	VACANT LAND	MULTI UNIT	14/09/2011	8 LOCHABER ST, DUTTON PARK	4568	\$3,600,000	\$3,715,000	\$3,600,000	1.03	1.00	96.90%
1000/04:305	164738	VACANT LAND	MULTI UNIT	26/06/2013	144 LOGAN RD, WOOLLOONGABBA & 170 LOGAN RD, WOOLLOONGABBA & 191 LOGAN RD, WOOLLOONGABBA	18707	\$12,775,000	\$15,246,418	\$14,691,250	1.19	1.15	96.36%
1000/15:302	167594	VACANT LAND	COMMERCIAL	12/07/2013	15 BREAKFAST CREEK RD, NEWSTEAD & 11 BREAKFAST CREEK RD, NEWSTEAD	3254	\$8,000,000	\$8,000,000	\$8,000,000	1.00	1.00	100.00%
1000/04:302	168231	LIGHTLY IMPROVED	MULTI UNIT	5/07/2012	77 GREY ST, SOUTH BRISBANE	1050	\$3,200,000	\$5,163,636	\$4,600,000	1.61	1.44	89.08%
1000/15:305	170447	LIGHTLY IMPROVED	MIXED (RETAIL/COM/MU)	23/10/2013	WARNER ST, FORTITUDE VALLEY & 728 ANN ST, FORTITUDE VALLEY	4765	\$17,205,000	\$22,628,382	\$18,581,400	1.32	1.08	82.12%

Test	Standard	Score	Comment
COD	<= 15%	4.70%	
MVP	>=85%<=100%	94.41%	
PRD	>=98%<=103%	102.08%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	6.67%	

Benchmark Issuing Area/SMA	Property ID	Benchmark Type	AVLU	LUG	Address	Sale 1				Sale 2				Sale 3														
						Area	Cur Val	Prop Val	Factor	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison	Analysis ID	Category	Address	Area	Applied Value	Percent Application	Comparison					
1000/04-101	1113259 S25		150	Single Unit Residential	WEST END, 18 PARIS ST WEST END 4101	253	\$485,000	\$530,000	1.09	186870'S	RESIDENTIAL	123 RYAN ST, WEST END	632	\$1,500,000		95.91% Superior	186893'S	RESIDENTIAL	28 AUDENSHAW ST, HIGHGATE HILL	527	\$840,000	91.30% Superior	197941'S	RESIDENTIAL	212 BOUNDARY ST, WEST END	301	\$610,000	91.28% Superior
1000/04-101	1112639 P50		150	Single Unit Residential	WEST END, 20 SKINNER ST WEST END 4101	455	\$540,000	\$620,000	1.15	186897'S	RESIDENTIAL	123 RYAN ST, WEST END	632	\$1,500,000		95.91% Superior	186893'S	RESIDENTIAL	28 AUDENSHAW ST, HIGHGATE HILL	527	\$840,000	91.30% Superior	197941'S	RESIDENTIAL	212 BOUNDARY ST, WEST END	301	\$610,000	91.28% Inferior
1000/04-101	1112791 S75		150	Single Unit Residential	WEST END, 69 HARDGRAVE RD WEST END 4101	529	\$680,000	\$750,000	1.10	186870'S	RESIDENTIAL	123 RYAN ST, WEST END	632	\$1,500,000		95.91% Superior	186893'S	RESIDENTIAL	28 AUDENSHAW ST, HIGHGATE HILL	527	\$840,000	91.30% Superior	197941'S	RESIDENTIAL	212 BOUNDARY ST, WEST END	301	\$610,000	91.28% Inferior
1000/04-103	1114355 REF		150	Single Unit Residential	HIGHGATE HILL, 33 COLVILLE ST HIGHGATE HILL 4101	407	\$480,000	\$500,000	1.04	186886'S	RESIDENTIAL	6 GERTRUDE ST, HIGHGATE HILL	647	\$510,000		95.04% Superior	198027'S	RESIDENTIAL	16 ST JAMES ST, HIGHGATE HILL	490	\$590,000	93.65% Superior	198028'S	RESIDENTIAL	6 MONTG ST, HIGHGATE HILL	537	\$570,000	94.52% Superior
1000/04-103	1114424 REF		150	Single Unit Residential	HIGHGATE HILL, 83 HAMPSSTEAD RD HIGHGATE HILL 4101	417	\$820,000	\$860,000	1.05	186886'S	RESIDENTIAL	6 GERTRUDE ST, HIGHGATE HILL	647	\$510,000		95.04% Inferior	186890'S	RESIDENTIAL	1 FRASER TCE, HIGHGATE HILL	549	\$1,350,000	96.43% Superior	186893'S	RESIDENTIAL	28 AUDENSHAW ST, HIGHGATE HILL	527	\$840,000	91.30% Inferior
1000/04-103	1110495 REF		150	Single Unit Residential	HIGHGATE HILL, 24 BELLEVUE ST HIGHGATE HILL 4101	607	\$630,000	\$660,000	1.05	186886'S	RESIDENTIAL	6 GERTRUDE ST, HIGHGATE HILL	647	\$510,000		95.04% Inferior	186890'S	RESIDENTIAL	1 FRASER TCE, HIGHGATE HILL	549	\$1,350,000	96.43% Superior	198027'S	RESIDENTIAL	16 ST JAMES ST, HIGHGATE HILL	490	\$590,000	93.65% Inferior
1000/04-103	1110514 REF		150	Single Unit Residential	SOUTH BRISBANE, 68 BROWNING ST SOUTH BRISBANE 4101	898	\$1,300,000	\$1,300,000	1.00	173535'S	RESIDENTIAL	72 GLAISTONE RD, HIGHGATE HILL	678	\$540,000		94.74% Inferior	186890'S	RESIDENTIAL	1 FRASER TCE, HIGHGATE HILL	549	\$1,350,000	96.43% Superior	198028'S	RESIDENTIAL	6 MONTG ST, HIGHGATE HILL	537	\$570,000	94.52% Inferior
1000/04-201	1112934 P50		250	Multi Unit Residential	WEST END, 31 ARCHIBALD ST WEST END 4101	809	\$950,000	\$950,000	1.00	186892'S	MULTI UNIT	42 MIDDLE ST, HIGHGATE HILL	769	\$770,000		95.02% Inferior	186897'S	MULTI UNIT	14 BRERETON ST, SOUTH BRISBANE	810	\$1,150,000	92.52% Superior	186899'S	MULTI UNIT	3 FRASER TCE, HIGHGATE HILL & 1 FRASER TCE, HIGHGATE HILL	1069	\$1,900,000	90.48% Superior
1000/04-201	1111383 REF		250	Multi Unit Residential	WEST END, 236 BOUNDARY ST WEST END 4101	1485	\$1,600,000	\$1,600,000	1.00	186897'S	MULTI UNIT	14 BRERETON ST, SOUTH BRISBANE	810	\$1,150,000		92.52% Inferior	186923'S	MULTI UNIT	77-83 VICTORIA ST, WEST END	2025	\$5,200,000	89.63% Superior	205099'S	MULTI UNIT	16 BEESLEY ST, WEST END & 12 BEESLEY ST, WEST END	824	\$1,900,000	97.34% Superior
1000/04-217	1112025 REF		274	Multi Unit Residential	WEST END, 10 FERRY RD WEST END 4101	521	\$740,000	\$820,000	1.11	185154'S	MULTI UNIT	278 MONTAGUE RD, WEST END	425	\$900,000		91.72% Superior	186874'S	RESIDENTIAL	80 VICTORIA ST, WEST END	506	\$650,000	91.84% Inferior	186933'S	MULTI UNIT	26 FERRY RD, WEST END	783	\$1,235,000	89.97% Superior
1000/04-217	1111563 REF		361	Commercial	WEST END, 308 MONTAGUE RD WEST END 4101	688	\$1,200,000	\$1,450,000	1.21	172486'S	MULTI UNIT	419 MONTAGUE RD, WEST END	15710	\$12,300,000		98.53% Superior	185153'S	COMMERCIAL	284 MONTAGUE RD, WEST END	473	\$850,000	100.81% Inferior	185154'S	MULTI UNIT	278 MONTAGUE RD, WEST END	425	\$900,000	91.72% Inferior
1000/04-213	1111310 P50		350	Commercial	WEST END, 75 VULTURE ST WEST END 4101	276	\$610,000	\$610,000	1.00	172482'S	COMMERCIAL	57 VULTURE ST, WEST END	1717	\$4,900,000		99.55% Superior	186897'S	MULTI UNIT	14 BRERETON ST, SOUTH BRISBANE	810	\$1,150,000	92.52% Superior	206420'S	COMMERCIAL	244 MONTAGUE RD, WEST END	759	\$1,250,000	93.97% Superior
1000/04-213	1113066 S75		350	Commercial	WEST END, 26 THOMAS ST WEST END 4101	473	\$830,000	\$830,000	1.00	172482'S	COMMERCIAL	57 VULTURE ST, WEST END	1717	\$4,900,000		99.55% Superior	185156'S	COMMERCIAL	310 MONTAGUE RD, WEST END	771	\$1,550,000	96.00% Superior	206420'S	COMMERCIAL	244 MONTAGUE RD, WEST END	759	\$1,250,000	93.97% Superior

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Extract from Basis Report — DOV: 1 October 2014.

Principal Valuer Endorsement

I, Scott Lanchester, being the Principal Valuer responsible for all the valuations in Brisbane Commercial and Industrial Team, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - §

Scott Lanchester
Monday, 23 February 2015

I, Benjamin Hart, being the Principal Valuer responsible for all the valuations in Brisbane CBD Team, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Signature

Benjamin Hart
Monday, 23 February 2015

I, Douglas Buchanan, being the Principal Valuer responsible for all the valuations in Brisbane Residential Team, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Signature

Douglas Buchanan
Monday, 23 February 2015

Area Manager Approval

I, Michael McGarry, being the Area Manager responsible for all of the Brisbane Region, do hereby certify the annual valuation has been completed by the above valuers in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the program plan have been completed. I hereby authorise all valuations in Brisbane for issue.

49-Sch4 - Signature

Michael McGarry
Monday, 23 February 2015

Current and Emerging Issues

04 South Brisbane Division

The division is currently experiencing high levels of demand for both single and multi-unit residential living which is having a knock-on effect to other markets. Early indicators are demonstrating that this demand is set to continue over the next 12 months, which could see increases to current levels. The suburbs of West End and South Brisbane are changing due to the urban renewal process and there is a constant need to

- 15 -

update/maintain the valuation roll.

Basis of Revaluation

Residential

04 South Brisbane Division

The majority of properties were valued manually due to the variances in property characteristics in such a small concentrated area e.g. city views, land sizes, topography and flooding. The sales indicate a 0-40% increase within certain areas.

Multi-Unit Residential

04 South Brisbane

The wide-spread application of factors for smaller multi-unit sites varied from no change in market to 5% increases. Near city South Brisbane properties were valued manually due to the variances in property characteristics, e.g. economic potential, city views, land sizes, topography, riverfront, flooding, in such a small concentrated area. The majority of vacant or lightly improved sales relied on supported increases up to 30%. Some significant increases occurred due to changes in highest best use and or economic potential, notably West End and Kurilpa. West End has traditionally served as industrial and is undergoing a transition to medium/high density residential (as well as mixed use commercial, retail and residential development and has attracted significant interest with many major multi-residential development site transactions occurring over 2014.

Sub market Areas (SMA)

The following properties are within SMA (101) WEST END RESIDENTIAL:

- 5 Drury Street, West End
- 35 Bristol Street, West End
- 36 Harriet Street, West End

SMA Code/Name	1000/04:101:WEST END RESIDENTIAL		
SMA Description	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. 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. 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.		
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	1250		
QRP	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.		

The following properties are within SMA (201) WEST END MULTI-RESIDENTIAL:

- 29 Bristol Street, West End
- 31 Bristol Street, West End

SMA Code/Name	1000/04:201:WEST END MULTI-RESIDENTIAL		
SMA Description	This SMA contains all the multi-unit dwellings 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. The majority of properties are located in the West End – Woolloongabba District Local Plan, are zoned either Character Residential or Low-Medium Density Residential and designated in a demolition control precinct. The area contains a diverse mix of housing styles on allotments ranging from 400 to 800 square metres of land area.		
Land Use Group(s)	Multi Unit Residential:160 Single Unit Residential:1		
Mass Appraisal Methodology	F:103 I:53 M:5		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records QRP	161 65.31%		
Applied Factor(s)	Manuals completed throughout the SMA SMA:1.00(103)		
Reference to Basis Sales	1000/04:201		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	0	0	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	0	1.0162	0
General Comments	No increase overall.		

The following properties are within SMA (103) HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL:

- 3 Rosebery Street, ~~West End~~ Highgate Hill

SMA Code/Name	1000/04:103:HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL		
SMA Description	This SMA contains all the single dwelling houses in the suburb of Highgate Hill and South Brisbane, established inner city suburbs of Brisbane. The majority of the properties are located in the West End – Woolloongabba District Local Plan and are zoned either Character Residential or Low Medium Density Residential and designated in a demolition control precinct. The area contains a diverse mix of pre-1946 and modern equivalent housing styles on allotments ranging from 400 to 800 square metres of land area.		
Land Use Group(s)	Single Unit Residential:1253		
Mass Appraisal Methodology	F:823 I:420 M:10		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records QRP	1253 50.85%		
Applied Factor(s)	SMA factored but large numbers valued manually SMA:1.05(823)		
Reference to Basis Sales	1000/04:103		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	2	10	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.1056	1.0590	0.0466
General Comments	A 5% increase overall.		

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The following properties are within SMA (217) RIVERSIDE SOUTH:

- 380 Montague Road, West End

SMA Code/Name	1000/04:217:RIVERSIDE SOUTH		
SMA Description	<p>The Riverside North SMA precinct provides a transition between the 'timber and tin' housing of West End and Highgate Hill and new development in the South Brisbane riverside area. The precinct accommodates predominantly medium- to high-density residential development, which replaces obsolete industrial and warehouse uses. Small-scale retail and commercial uses integrated within new residential developments, servicing the local community, are consistent with the outcomes sought. This precinct allows for a retail component with a maximum gross floor area of 4,000m² and primary frontage to Montague Road to be located between Ferry Road and Davies Park.</p> <p>A new ferry terminal is located at Victoria Street and associated land uses are supported to activate the terminal. Wide industrial streets are transformed into residential streets with narrower carriageways and room for pedestrians and cyclists. Parks and pedestrian connections provide additional open space and pedestrian and cycle only access to West End Riverside Lands Park. Redevelopment adjacent to Davies Park enhances the park interface and improves casual surveillance. Redevelopment of sites at the end of Duncan Street and Bailey Street will provide a new connection from Montague Road to West End Riverside Lands Park as an extension of Rogers Street. Other connections parallel to Montague Road through old industrial sites complete the road network so that local traffic can move internally rather than on Montague Road and people can move more easily around the area.</p> <p>Development provides a range of dwelling sizes and types. Buildings on large sites with taller towers located towards the centre of the site to minimise off-site impacts such as overlooking and overshadowing.</p> <p>Mixed use development along Montague Road activates the street during the day with small retail or commercial tenancies, and residential uses above. Where possible, these premises are accessed by vehicles from rear lanes such as Tondara lane or Wolfe Street.</p> <p>Development along the eastern side of Montague Road and the northern side of Forbes Street is sensitive to adjoining residences outside of the South Brisbane riverside area, by using layout and architectural treatments to minimise impacts.</p>		
Land Use Group(s)	Commercial:32 Multi Unit Residential:82 Single Unit Residential:19		
Mass Appraisal Methodology	F:5 I:119 M:9		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records QRP	133		
Applied Factor(s)	147.27%		
	Manual adjustments only		
	SMA:1.00(5)		
Reference to Basis Sales	1000/04:217		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	3	5	1
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.1148	1.3236	0.2088
	Sales supported relativity changes		
General Comments			

The

following properties are within SMA (213) BOUNDARY AND VULTURE:

- 118 Vulture Street, West-End South Brisbane

SMA Code/Name	1000/04:213:BOUNDARY AND VULTURE		
SMA Description	<p>The Boundary and Vulture SMA precinct is the heart of South Brisbane riverside. Boundary Street has a retail, food and drink outlet, entertainment and community focus and maintains a human scale built form at the street level.</p> <p>Development between Russell Street, Vulture Street, O'Connell Street and Edmondstone Street accommodates a broad range of medium-density residential units, small-scale ground storey retail and small-scale commercial uses. Residential accommodation provides opportunities for a diverse population including families, students, and key workers. Compatible community and educational uses, such as a child care centre and retirement facility, are interspersed amidst medium-density residential units.</p> <p>Mixed use development along Boundary, Russell and Vulture streets creates a pleasant pedestrian experience through active frontages, awnings and streetscape improvements. Particular attention is given to increasing landscaping, greenery and shade along Vulture Street. Dwelling units are located above ground-storey retail and commercial uses to maximise day/night casual surveillance of these key pedestrian and bicycle routes.</p> <p>Redevelopment of the Absoe site (111 Boundary Street – Lot 2 on RP151557) contributes to the vibrant village atmosphere of Boundary Street. A new urban plaza or public space on Boundary Street links activity from Boundary Street through the site to Mollison Street where the proposed CityGlider station is located. Retaining and re-using heritage buildings on the Absoe site gives new life to old buildings. Mixed use development integrates active ground-storey uses and community spaces with residential and commercial uses. New roads and pedestrian links allow people to move between Mollison, Little Jane and Wilson streets. Pressure on local parking is relieved by inclusion of an underground commercial car park forming part of the integrated redevelopment of the Absoe site.</p>		
Land Use Group(s)	Commercial:85 Multi Unit Residential:49 Other:4 Single Unit Residential:217		
Mass Appraisal Methodology	F:200 I:154 M:1		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records QRP	355 45.08% Manual adjustments only		
Applied Factor(s)	SMA:1.00(200)		
Reference to Basis Sales	1000/04:213		
Availability and Reliability of Sales	No. Support Sales	No. Basic Sales	No. Against Sales
	0	1	0
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.4000	1.0928	0.3072
General Comments	Sales supported relativity changes		

Sales Schedule

Refer to document named: **1.10.14 Sales schedule.xlsx**

Benchmark Schedule

Refer to document named: **1.10.14 Benchmark schedule.xlsx**

Released by DNRM RTI Act 2009

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	265	\$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 CORDELAUX 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 TURN 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 PRINCESTON ST, WEST END	268	\$460,000	\$538,430	\$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%	

1000/04-202	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
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1000/04-202		186897	DEMOLITION	MULTI UNIT	4/12/2013	14 BRERETON ST, SOUTH BRISBANE	810	\$1,000,000	\$1,243,005	\$1,150,000	1.24	1.15	92.52%
Test	Standard	Score	Comment										
COD	<= 15%	0.00%											
MVP	>=85%<=100%	92.52%											
PRD	>=98%<=103%	100.00%											
PHV (Against)	No Standard	0.00%											
PLV (Support)	No Standard	0.00%											

1000/04-203	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
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1000/04-203		186892	DEMOLITION	MULTI UNIT	15/03/2014	42 MIDDLE ST, HIGHGATE HILL	769	\$850,000	\$810,343	\$770,000	0.95	0.91	95.02%
1000/04-203		186899	VACANT LAND	RESIDENTIAL	30/12/2013	3 FRASER TCE, HIGHGATE HILL & 1 FRASER TCE, HIGHGATE HILL	1069	\$1,800,000	\$2,100,000	\$1,900,000	1.17	1.06	90.48%
1000/04-203		203544	LIGHTLY IMPROVED	MULTI UNIT	23/07/2014	39 COVILLE ST, HIGHGATE HILL	607	\$650,000	\$983,445	\$910,000	1.51	1.40	92.53%
Test	Standard	Score	Comment										
COD	<= 15%	1.64%											
MVP	>=85%<=100%	92.68%											
PRD	>=98%<=103%	100.00%											
PHV (Against)	No Standard	0.00%											
PLV (Support)	No Standard	0.00%											

1000/04-205	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
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1000/04-205		186912	DEMOLITION	MULTI UNIT	9/04/2014	19 CARL ST, WOOLLOONGABBA & 17 CARL ST, WOOLLOONGABBA	1285	\$1,800,000	\$3,695,000	\$3,300,000	2.05	1.83	89.31%
1000/04-205		186909	VACANT LAND	MULTI UNIT	20/09/2013	70-74 CARL ST, WOOLLOONGABBA	1963	\$2,600,000	\$5,480,000	\$4,900,000	2.11	1.88	89.27%
1000/04-205		202282	DEMOLITION	MULTI UNIT	11/01/2014	14 WILTON ST, WOOLLOONGABBA	746	\$740,000	\$902,464	\$850,000	1.22	1.15	94.19%
Test	Standard	Score	Comment										
COD	<= 15%	1.84%											
MVP	>=85%<=100%	90.92%											
PRD	>=98%<=103%	101.33%											
PHV (Against)	No Standard	0.00%											
PLV (Support)	No Standard	0.00%											

1000/04-212	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
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1000/04-212		201998	VACANT LAND	MIXED (RETAIL/COM/M	24/10/2013	190 VULTURE ST, SOUTH BRISBANE	3086	\$6,800,000	\$14,850,000	\$13,400,000	2.18	1.97	90.24%
Test	Standard	Score	Comment										
COD	<= 15%	0.00%											
MVP	>=85%<=100%	90.24%											
PRD	>=98%<=103%	100.00%											
PHV (Against)	No Standard	0.00%											
PLV (Support)	No Standard	0.00%											

1000/04-214	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
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1000/04-214		155226	DEMOLITION	MULTI UNIT	10/04/2013	9 EDMONSTONE ST, SOUTH BRISBANE	4407	\$10,500,000	\$10,538,217	\$10,500,000	1.00	1.00	99.64%
1000/04-214		177413	DEMOLITION	MULTI UNIT	6/12/2012	27 CORDELIA ST, SOUTH BRISBANE	1260	\$4,200,000	\$7,250,000	\$7,250,000	1.73	1.73	100.00%
1000/04-214		180452	VACANT LAND	MULTI UNIT	29/10/2013	85 MONTAGUE RD, SOUTH BRISBANE	3182	\$6,300,000	\$8,500,000	\$8,500,000	1.35	1.35	100.00%
1000/04-214		185347	DEMOLITION	MULTI UNIT	10/10/2013	109 MELBOURNE ST, SOUTH BRISBANE	1347	\$5,100,000	\$9,967,980	\$9,000,000	1.95	1.76	90.29%
1000/04-214		193433	DEMOLITION	MULTI UNIT	31/07/2014	25 HOPE ST, SOUTH BRISBANE & 27 HOPE ST, SOUTH BRISBANE	903	\$2,550,000	\$3,876,320	\$3,500,000	1.52	1.37	90.29%
1000/04-214		201334	DEMOLITION	MULTI UNIT	8/08/2014	31 MANNING ST, SOUTH BRISBANE	3642	\$8,100,000	\$12,000,000	\$10,800,000	1.48	1.33	90.00%
1000/04-214		203232	DEMOLITION	MULTI UNIT	12/12/2013	1 CORDELIA ST, SOUTH BRISBANE	4658	\$12,000,000	\$21,843,243	\$22,000,000	1.82	1.83	100.72%
Test	Standard	Score	Comment										
COD	<= 15%	4.32%											
MVP	>=85%<=100%	95.85%											
PRD	>=98%<=103%	99.10%											
PHV (Against)	No Standard	14.29%											
PLV (Support)	No Standard	0.00%											

1000/04-216	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
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1000/04-216		172480	DEMOLITION	MULTI UNIT	24/09/2013	10 BUCHANAN ST, WEST END	860	\$1,600,000	\$2,573,500	\$2,300,000	1.61	1.44	89.37%
1000/04-216		185156	IMPROVED	COMMERCIAL	10/05/2013	310 MONTAGUE RD, WEST END	473	\$710,000	\$843,200	\$850,000	1.10	1.20	100.81%
1000/04-216		206412	DEMOLITION	MULTI UNIT	6/05/2013	19 BUCHANAN ST, WEST END & 11 BUCHANAN ST, WEST END	2681	\$7,400,000	\$10,350,000	\$10,350,000	1.40	1.40	100.00%
1000/04-216		206420	IMPROVED	COMMERCIAL	28/05/2014	244 MONTAGUE RD, WEST END	759	\$1,050,000	\$1,330,200	\$1,250,000	1.27	1.19	93.97%
Test	Standard	Score	Comment										
COD	<= 15%	3.30%											
MVP	>=85%<=100%	94.84%											
PRD	>=98%<=103%	99.29%											
PHV (Against)	No Standard	0.00%	Put/Call Option, conservative application considered appropriate, and consistent with similar sales in SMA217 on \$/m2 \$/unit/GFA										
PLV (Support)	No Standard	0.00%											

1000/04-217	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
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1000/04-217		172486	DEMOLITION	MULTI UNIT	10/12/2013	419 MONTAGUE RD, WEST END	15710	\$11,300,000	\$12,483,868	\$12,300,000	1.10	1.09	98.53%
1000/04-217		185153	IMPROVED	COMMERCIAL	1/07/2013	284 MONTAGUE RD, WEST END	473	\$710,000	\$843,200	\$850,000	1.19	1.20	100.81%
1000/04-217		185154	DEMOLITION	MULTI UNIT	20/06/2013	278 MONTAGUE RD, WEST END	425	\$640,000	\$981,300	\$900,000	1.53	1.41	91.72%
1000/04-217		186874	LIGHTLY IMPROVED	RESIDENTIAL	6/03/2014	80 VICTORIA ST, WEST END	506	\$590,000	\$707,723	\$650,000	1.20	1.10	91.84%
1000/04-217		186923	VACANT LAND	MULTI UNIT	13/05/2014	77-83 VICTORIA ST, WEST END	2025	\$3,900,000	\$5,801,364	\$5,200,000	1.49	1.33	89.63%
1000/04-217		186933	DEMOLITION	MULTI UNIT	9/10/2013	26 FERRY RD, WEST END	783	\$800,000	\$1,440,949	\$1,295,000	1.80	1.62	89.87%
1000/04-217		186969	VACANT LAND	MIXED (RETAIL/COM/M	4/12/2013	321 MONTAGUE RD, WEST END	12420	\$13,500,000	\$15,333,889	\$14,000,000	1.14	1.04	91.30%
1000/04-217		201884	DEMOLITION	MULTI UNIT	27/06/2014	51 FERRY RD, WEST END	6381	\$16,900,000	\$19,239,314	\$16,900,000	1.14	1.00	87.84%
1000/04-217		205099	IMPROVED	MULTI UNIT	15/05/2014	16 BEESLEY ST, WEST END & 12 BEESLEY ST, WEST END	824	\$1,800,000	\$1,952,000	\$1,900,000	1.08	1.06	97.34%
Test	Standard	Score	Comment										
COD	<= 15%	3.62%											
MVP	>=85%<=100%	93.21%											
PRD	>=98%<=103%	101.47%											
PHV (Against)	No Standard	11.11%											
PLV (Support)	No Standard	0.00%											

1000/04-103	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
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1000/04-103		173535	VACANT LAND	RESIDENTIAL	10/12/2013	72 GLADSTONE RD, HIGHGATE HILL	678	\$570,000	\$570,000	\$540,000	1.00	0.95	94.74%
1000/04-103		174199	IMPROVED	RESIDENTIAL	24/10/2013	31 SANKEY ST, HIGHGATE HILL	802	\$1,600,000	\$1,750,000	\$1,600,000	1.09		

Extract from Basis Report — DOV: 1 October 2015.

Principal Valuer Endorsement

+

I, Benjamin Hart, being the Principal Valuer responsible for all the valuations in LGA_NAME, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Signature

Benjamin Hart
Tuesday, 1 March 2016

I, Scott Lanchester, being the Principal Valuer responsible for all the valuations in LGA_NAME, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Sig

Scott Lanchester
Tuesday, 1 March 2016

I, Denis Wall, being the Principal Valuer responsible for all the residential and suburban multi residential valuations in Brisbane City, do hereby certify the in my allocated area I have completed the annual valuation in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the project plan have been completed.

49-Sch4 - Signature

Denis Wall
Tuesday, 1 March 2016

Area Manager Approval

I, Michael McGarry, being the Area Manager responsible for all the REGION_NAME region, do hereby certify the annual valuation has been completed by the above valuers in accordance with the State Valuation Service 'Statutory Valuation Procedures and Practices under the Land Valuation Act 2010' and that all mandatory steps of the program plan have been completed. I hereby authorize all valuations in LGA_NAME for issue.

49-Sch4 - Signature

Michael McGarry
Tuesday, 1 March 2016

Basis of Revaluation

Residential

Regard was had to a large volume of residential sales during the 2015 revaluation program. A number of tools were used to establish a solid basis of valuation. All vacant sales were considered and analysed where appropriate in OSAS. Demolition sales were also considered where properties were purchased and the existing dwelling removed for redevelopment as a single dwelling. Another check method used during the revaluation process was a MapInfo layer showing all sales of residential properties. The layer was colour coded to show the differential between total sale price and the proposed site value. The check method ensured the proposed site values were sufficiently below the total sale price to allow for the added value of improvements.

The city has been broken into various groups based on location to the CBD to better explain the basis of valuation.

Within 4-6km radius of the CBD

There were 103 analysed sales in the inner city locations relied on in the basis for this revaluation. There were 15 vacant land sales, 3 demolition sales, 34 lightly improved sales and 51 improved sales. The sales indicated a factor range from 0.85 to 1.6. However, the majority of sales from north of the CBD reflected factors between 1.00 and 1.15 and most of the sales from south of the CBD reflected an increase up to 10%. Many properties were valued manually due to the variances in property characteristics within such a small concentrated area e.g. city views, land sizes, topography and flooding.

- Increase in the order of 15% across the inner northern suburbs. Albion has a new median value of \$450,000, Windsor \$500,000 and Kalinga \$590,000
- Increases in the closer inner eastern suburbs were Hawthorne - 15.5% increase with new median \$750,000; Norman Park - 12.5% increase with new median \$540,000; Morningside - 11% increase with median increased from \$460,000 to \$510,000.
- Increase typically in the order of 5% across the inner western & southern suburbs. Paddington increased 3.5% with new median \$590,000; Red Hill increased 5% with new median \$560,000 and Woolloongabba increased by 4.5%.

Multi-Unit Residential

CBD and Fringe

There were over 2000 multi-unit site valuations issued in Brisbane CBD and Fringe areas includes the suburbs of New Farm, Newstead, Bowen Hills, Herston, Spring Hill, Petrie Terrace, Fortitude Valley, East Brisbane, Kangaroo Point & Southbank, South Brisbane, West End & Highgate Hill.

There were 31 multi-unit sales within the CBD & Fringe area finalised and kept in Basis for the 2015 revaluation. Out of the 31 sales, there were 5 vacant land sales, 22 demolition sales and 4 lightly improved/improved sales. Almost 95% of the sales were concentrated in the areas of Kangaroo Point, New Farm/Teneriffe, Bowen Hills/Herston and South Brisbane. The sales indicated a proposed factor range between 0.77 - 1.88. Many properties within this area were valued manually due to variances in property characteristics, within such a small concentrated area e.g. city views, land sizes, topography and flood issues.

Some significant increases occurred due to changes in highest best use and or economic potential, notably West End and Kurilpa. West End has traditionally been considered as an industrial area and is undergoing a transition to medium/high density residential (as well as mixed-use commercial, retail and residential development). Kurilpa has been described as an extension to the Brisbane CBD and has attracted significant interest with many major multi-residential development site transactions occurring over 2014-2015

Sub market Areas (SMA)

The following properties are within SMA (101) WEST END RESIDENTIAL:

- 5 Drury Street, West End
- 35 Bristol Street, West End
- 36 Harriet Street, West End

SMA Code/Name	1000/04:101:WEST END RESIDENTIAL		
SMA Description	This SMA contains all the single dwelling properties within the suburb of West End, an established inner city suburb of Brisbane, known for its cultural and social diversity and connection to the Brisbane River and Brisbane CBD. The majority of properties are located in the West End – Woolloongabba District Neighbourhood Plan, and are zoned Character Residential and designated within a demolition control precinct. 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.		
Land Use Group(s)	Multi Unit Residential:1 Single Unit Residential:1250		
Mass Appraisal Methodology	F:964 I:276 M:11		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1251		
QRP	32.26%		
Applied Factor(s)	NO COMMENT REQUIRED SMA:1.05(964)		
Reference to Basis Sales	1000/04:101		
Rationale	No. Support Sales	No. Basic Sales	No. Against Sales
	0	9	0
	Two vacant sales and seven improved sales formed the basis of this SMA.		
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.1009	1.0525	0.0484
General Comments	A factor of 1.05 was applied to the SMA. Nearly one third of the properties within this SMA were manually adjusted, to keep relativity in-line.		

The following properties are within SMA (201) WEST END MULTI-RESIDENTIAL:

- 29 Bristol Street, West End
- 31 Bristol Street, West End

SMA Code/Name	1000/04:201:WEST END MULTI-RESIDENTIAL		
SMA Description	This SMA contains all the multi-unit dwellings in the suburb of West End, an established inner city suburb of Brisbane, known for its cultural and social diversity for its connection to the Brisbane River and Brisbane CBD. The majority of properties are located in the West End - Woolloongabba District Neighbourhood Plan and are zoned Low-Medium Density Residential.		
Land Use Group(s)	Multi Unit Residential:146		
Mass Appraisal Methodology	F:118 I:26 M:2		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	146		
QRP	62.75%		
	Manuals completed throughout the SMA		
Applied Factor(s)	SMA:1.10(118)		
Reference to Basis Sales	1000/04:201		
Rationale	No. Support Sales	No. Basic Sales	No. Against Sales
	0	1	0
	There was one sale of a 1,521m ² lot that occurred to help form the basis of this SMA. Additionally, all multi-unit sales within both the 1000/15 & 1000/04 divisions were used to assist form the basis within this SMA.		
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.1176	1.0959	0.0217
General Comments	A factor of 1.1 was applied to the SMA.		

The following properties are within SMA (103) HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL:

- 3 Rosebery Street, ~~West End~~ Highgate Hill

SMA Code/Name	1000/04:103:HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL		
SMA Description	This SMA contains all the single dwelling houses in the suburb of Highgate Hill and South Brisbane which are established inner city suburbs of Brisbane. The majority of the properties are located in the West End – Woolloongabba District Neighbourhood Plan and are zoned either Character Residential or Low Medium Density Residential and designated in a demolition control precinct. The area contains a diverse mix of pre-1946 and modern equivalent housing styles on allotments ranging from 400 to 800 square metres of land area.		
Land Use Group(s)	Single Unit Residential:1271		
Mass Appraisal Methodology	F:1104 I:144 M:23		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	1271		
QRP	45.90%		
Applied Factor(s)	The SMA was factored, but a large number of properties were valued manually SMA:1.00(1104)		
Reference to Basis Sales	1000/04:103		
Rationale	No. Support Sales	No. Basic Sales	No. Against Sales
	0	13	1
	Five vacant sales and Eight improved sales formed the basis for this SMA.		
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	1.0234	0.9979	0.0255
General Comments	A factor of 1.0 is required. Many properties were manually adjusted within this SMA to keep relativity in-line.		

The following properties are within SMA (217) RIVERSIDE SOUTH:

- 380 Montague Road, West End

SMA Code/Name	1000/04:217:RIVERSIDE SOUTH
SMA Description	<p>The Riverside North SMA precinct provides a transition between the 'timber and tin' housing of West End and Highgate Hill and new development in the South Brisbane riverside area. The precinct accommodates predominantly medium- to high-density residential development, which replaces obsolete industrial and warehouse uses. Small-scale retail and commercial uses integrated within new residential developments, servicing the local community, are consistent with the outcomes sought. This precinct allows for a retail component with a maximum gross floor area of 4,000m² and primary frontage to Montague Road to be located between Ferry Road and Davies Park.</p> <p>A new ferry terminal is located at Victoria Street and associated land uses are supported to activate the terminal. Wide industrial streets are transformed into residential streets with narrower carriageways and room for pedestrians and cyclists. Parks and pedestrian connections provide additional open space and pedestrian and cycle only access to West End Riverside Lands Park. Redevelopment adjacent to Davies Park enhances the park interface and improves casual surveillance. Redevelopment of sites at the end of Duncan Street and Bailey Street will provide a new connection from Montague Road to West End Riverside Lands Park as an extension of Rogers Street. Other connections parallel to Montague Road through old industrial sites complete the road network so that local traffic can move internally rather than on Montague Road and people can move more easily around the area.</p> <p>Development provides a range of dwelling sizes and types. Buildings on large sites with taller towers located towards the centre of the site to minimise off-site impacts such as overlooking and overshadowing.</p> <p>Mixed use development along Montague Road activates the street during the day with small retail or commercial tenancies, and residential uses above. Where possible, these premises are accessed by vehicles from rear lanes such as Tondara lane or Wolfe Street.</p> <p>Development along the eastern side of Montague Road and the northern side of Forbes Street is sensitive to adjoining residences outside of the South Brisbane riverside area, by using layout and architectural treatments to minimise impacts.</p>
Land Use Group(s)	Commercial:33 Multi Unit Residential:86 Single Unit Residential:18
Mass Appraisal Methodology	F:27 I:107 M:3
Valuation Basis	Site:100.00% Unimproved:0%
Number of Records	137
QRP	192.35%
Applied Factor(s)	Manual adjustments only SMA:1.00(27)

Reference to Basis Sales	Brisbane CBD Fringe Commercial		
Rationale	No. Support Sales	No. Basic Sales	No. Against Sales
	0	0	0
	Manual valued SMA. There were no sales that occurred within this SMA within the last 12 months. Additionally, all multi-unit sales within both the 1000/15 & 1000/04 divisions were used to assist form the basis within this SMA.		
Comparison of Average Value Change (CAVC)	Sold Properties Factor	Unsold Properties Factor	CAVC
	0	1.1886	0
	Sales supported relativity changes		
General Comments			

The following properties are within SMA (213) BOUNDARY AND VULTURE:

- 118 Vulture Street, West-End South Brisbane

SMA Code/Name	1000/04:213:BOUNDARY AND VULTURE		
SMA Description	<p>The Boundary and Vulture SMA precinct is the heart of South Brisbane riverside. Boundary Street has a retail, food and drink outlet, entertainment and community focus and maintains a human scale built form at the street level.</p> <p>Development between Russell Street, Vulture Street, O'Connell Street and Edmondstone Street accommodates a broad range of medium-density residential units, small-scale ground storey retail and small-scale commercial uses. Residential accommodation provides opportunities for a diverse population including families, students, and key workers. Compatible community and educational uses, such as a child care centre and retirement facility, are interspersed amidst medium-density residential units.</p> <p>Mixed use development along Boundary, Russell and Vulture streets creates a pleasant pedestrian experience through active frontages, awnings and streetscape improvements. Particular attention is given to increasing landscaping, greenery and shade along Vulture Street. Dwelling units are located above ground-storey retail and commercial uses to maximise day/night casual surveillance of these key pedestrian and bicycle routes.</p> <p>Redevelopment of the Absoe site (111 Boundary Street - Lot 2 on RP151557) contributes to the vibrant village atmosphere of Boundary Street. A new urban plaza or public space on Boundary Street links activity from Boundary Street through the site to Mollison Street where the proposed CityGlider station is located. Retaining and re-using heritage buildings on the Absoe site gives new life to old buildings. Mixed use development integrates active ground-storey uses and community spaces with residential and commercial uses. New roads and pedestrian links allow people to move between Mollison, Little Jane and Wilson streets. Pressure on local parking is relieved by inclusion of an underground commercial car park forming part of the integrated redevelopment of the Absoe site.</p>		
Land Use Group(s)	Commercial:85 Multi Unit Residential:66 Other:4 Single Unit Residential:215		
Mass Appraisal Methodology	F:15 I:300 M:55		
Valuation Basis	Site:100.00% Unimproved:0%		
Number of Records	370		
QRP	47.13%		
	Manual adjustments only		
Applied Factor(s)	SMA:1.00(15)		
Reference to Basis Sales	Brisbane CBD Fringe Commercial		
Rationale	No. Support Sales	No. Basic Sales	No. Against Sales
	0	0	0
	Manual valued SMA. There were no sales that occurred within this SMA within		
Comparison of Average Value Change (CAVC)	the last 12 months. Additionally, all multi-unit sales within both the 1000/15 & 1000/04 divisions were used to assist form the basis within this SMA.		
	Sold Properties Factor	Unsold Properties Factor	CAVC
	0	1.1639	0
General Comments	Sales supported relativity changes		

Sales Schedule

Refer to document named: **1.10.15 Sales schedule.xlsx**

Benchmark Schedule

Refer to document named: **1.10.15 Benchmark schedule.xlsx**

Released by DNRM RTI Act 2009

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	186870	VACANT LAND	RESIDENTIAL	29/03/2014	123 RYAN ST, WEST END	632	\$1,500,000	\$1,564,000	\$1,500,000	1.04	1.00	95.91%
1000/04-101	226494	LIGHTLY IMPROVED	RESIDENTIAL	4/07/2015	64 THOMAS ST, WEST END	334	\$610,000	\$741,358	\$670,000	1.22	1.10	90.37%
1000/04-101	226495	LIGHTLY IMPROVED	RESIDENTIAL	28/03/2015	15 PRINCHESTER ST, WEST END	402	\$640,000	\$698,309	\$670,000	1.09	1.05	95.95%
1000/04-101	226496	LIGHTLY IMPROVED	RESIDENTIAL	28/05/2015	28 BOND ST, WEST END	266	\$550,000	\$628,744	\$580,000	1.14	1.05	92.25%
1000/04-101	226497	IMPROVED	RESIDENTIAL	28/03/2015	48 GRANVILLE ST, WEST END	271	\$550,000	\$608,358	\$580,000	1.11	1.05	95.34%
1000/04-101	226498	IMPROVED	RESIDENTIAL	14/02/2015	269 BOUNDARY ST, WEST END	405	\$650,000	\$692,826	\$660,000	1.07	1.00	93.82%
1000/04-101	226501	LIGHTLY IMPROVED	RESIDENTIAL	14/04/2015	16 BRADY ST, WEST END	407	\$530,000	\$618,503	\$580,000	1.17	1.09	93.77%
1000/04-101	226660	IMPROVED	RESIDENTIAL	10/07/2015	204 BOUNDARY ST, WEST END	425	\$720,000	\$781,790	\$760,000	1.09	1.06	96.96%
1000/04-101	228207	VACANT LAND	RESIDENTIAL	24/04/2015	40 WHYNOT ST, WEST END	405	\$690,000	\$1,147,826	\$1,100,000	1.66	1.59	95.83%

Test	Standard	Score	Comment
CDD	<= 15%	1.68%	
MVP	>=85%<=100%	94.47%	
PRD	>=98%<=103%	99.71%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

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
1000/04-201	233505	VACANT LAND	MULTI UNIT	18/07/2014	26 ASHINGTON ST, WEST END & 30 ASHINGTON ST, WEST END	1521	\$1,650,000	\$1,944,000	\$1,900,000	1.18	1.15	97.74%

Test	Standard	Score	Comment
CDD	<= 15%	0.00%	
MVP	>=85%<=100%	97.74%	
PRD	>=98%<=103%	100.00%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

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
1000/04-103	207161	VACANT LAND	RESIDENTIAL	29/11/2014	17 ROSEBERY ST, HIGHTGATE HILL	405	\$750,000	\$748,792	\$740,000	1.00	0.99	98.81%
1000/04-103	214296	VACANT LAND	RESIDENTIAL	2/03/2015	5 FRASER TCE, HIGHTGATE HILL	507	\$1,300,000	\$1,497,585	\$1,400,000	1.15	1.08	93.48%
1000/04-103	214299	VACANT LAND	RESIDENTIAL	3/09/2014	103 DORNOCH TCE, HIGHTGATE HILL	612	\$800,000	\$741,960	\$740,000	0.90	0.90	99.74%
1000/04-103	216327	VACANT LAND	RESIDENTIAL	25/02/2015	32 SUSSEX ST, HIGHTGATE HILL	400	\$580,000	\$698,551	\$690,000	1.20	1.19	98.78%
1000/04-103	219665	LIGHTLY IMPROVED	RESIDENTIAL	9/02/2015	51 BAYNES ST, HIGHTGATE HILL	809	\$670,000	\$811,377	\$780,000	0.93	0.90	96.13%
1000/04-103	219787	LIGHTLY IMPROVED	RESIDENTIAL	14/02/2015	17 WEST ST, HIGHTGATE HILL	405	\$500,000	\$552,778	\$500,000	1.11	1.00	90.45%
1000/04-103	224356	VACANT LAND	RESIDENTIAL	14/05/2015	15 ROSEBERY ST, HIGHTGATE HILL	405	\$750,000	\$748,792	\$740,000	1.00	0.99	98.83%
1000/04-103	226493	LIGHTLY IMPROVED	RESIDENTIAL	14/01/2015	75 STEPHENS RD, SOUTH BRISBANE	225	\$335,000	\$398,358	\$370,000	1.19	1.10	92.86%
1000/04-103	226503	IMPROVED	RESIDENTIAL	13/04/2015	8 LAURA ST, HIGHTGATE HILL	405	\$460,000	\$591,826	\$550,000	1.30	1.20	92.00%
1000/04-103	226659	LIGHTLY IMPROVED	RESIDENTIAL	20/02/2015	10 SEXTON ST, HIGHTGATE HILL	481	\$680,000	\$718,068	\$680,000	1.06	1.00	94.70%
1000/04-103	226665	LIGHTLY IMPROVED	RESIDENTIAL	12/03/2015	12 WESTBOURNE ST, HIGHTGATE HILL	460	\$760,000	\$817,826	\$760,000	1.08	1.00	92.93%
1000/04-103	226965	LIGHTLY IMPROVED	RESIDENTIAL	9/05/2015	18 JULIA ST, HIGHTGATE HILL	304	\$510,000	\$593,790	\$550,000	1.16	1.08	92.63%
1000/04-103	227122	IMPROVED	RESIDENTIAL	7/02/2015	174 GLADSTONE RD, HIGHTGATE HILL	810	\$790,000	\$897,585	\$830,000	1.14	1.05	92.47%
1000/04-103	239641	IMPROVED	RESIDENTIAL	7/02/2015	53 FRASER TCE, HIGHTGATE HILL	1381	\$1,500,000	\$1,550,000	\$1,600,000	1.03	1.07	103.23%

Test	Standard	Score	Comment
CDD	<= 15%	3.29%	
MVP	>=85%<=100%	95.50%	
PRD	>=98%<=103%	99.38%	
PHV (Against)	No Standard	71.4%	
PLV (Support)	No Standard	0.00%	

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
1000/15-305	188665	LIGHTLY IMPROVED	OFFICE	7/06/2013	435 ST PAULS TCE, FORTITUDE VALLEY	5393	\$13,250,000	\$12,401,930	\$18,500,000	0.94	1.40	149.17%
1000/15-311	197197	DEMOLITION	COMMERCIAL	3/07/2014	30 ALBERT ST, BRISBANE CITY	2007	\$19,000,000	\$34,858,342	\$32,000,000	1.83	1.68	91.80%
1000/15-311	197200	DEMOLITION	COMMERCIAL	17/07/2014	443 QUEEN ST, BRISBANE CITY	2148	\$82,000,000	\$46,018,970	\$41,500,000	2.00	1.80	90.18%
1000/15-311	201336	DEMOLITION	COMMERCIAL	31/07/2014	240 MARGARET ST, BRISBANE CITY	1715	\$14,500,000	\$30,363,440	\$27,500,000	2.09	1.90	90.57%
1000/15-305	204576	VACANT LAND	COMMERCIAL	13/06/2014	91 MCCLACHLAN ST, FORTITUDE VALLEY	769	\$2,400,000	\$2,500,000	\$2,400,000	1.04	1.00	96.00%
1000/15-301	207295	DEMOLITION	MULTI UNIT	16/05/2014	630 BRUNSWICK ST, NEW FARM	363	\$1,200,000	\$1,605,000	\$1,400,000	1.34	1.17	87.23%
1000/15-303	208276	VACANT LAND	COMMERCIAL	27/11/2014	96 CAMPBELL ST, BOWEN HILLS & 13 WREN ST, BOWEN HILLS & 11 WREN ST, BOWEN HILLS & 9 WREN ST, BOWEN HILLS & 7 WREN ST, BOWEN HILLS	1863	\$5,500,000	\$6,750,000	\$6,600,000	1.23	1.20	97.78%
1000/04-214	210258	DEMOLITION	MULTI UNIT	21/10/2014	19 HOPE ST, SOUTH BRISBANE & 23 HOPE ST, SOUTH BRISBANE	1844	\$12,000,000	\$18,737,942	\$18,000,000	1.56	1.50	96.06%
1000/15-311	219130	LIGHTLY IMPROVED	COMMERCIAL	12/09/2014	111 MARY ST, BRISBANE CITY	4802	\$17,500,000	\$28,543,524	\$26,500,000	2.48	2.30	92.84%
1000/04-103	227320	IMPROVED	RESIDENTIAL	23/10/2014	30 FESTIVAL PL, NEWSTEAD	3888	\$10,000,000	\$16,002,500	\$15,500,000	1.60	1.55	96.86%
1000/04-214	221808	DEMOLITION	MIXED (RETAIL/COM/MU)	22/04/2015	28 MERIVALE ST, SOUTH BRISBANE & 26 MERIVALE ST, SOUTH BRISBANE & 22 MERIVALE ST, SOUTH BRISBANE	2733	\$17,000,000	\$22,150,000	\$22,000,000	1.30	1.29	99.32%
1000/04-212	221812	VACANT LAND	MIXED (RETAIL/COM/MU)	12/08/2014	68 CORDELA ST, SOUTH BRISBANE	888	\$3,000,000	\$3,500,000	\$3,600,000	1.17	1.20	102.80%
1000/04-306	225485	LIGHTLY IMPROVED	INDUSTRY	8/07/2015	27 HAMFORD ST, EAST BRISBANE	577	\$455,000	\$897,259	\$600,000	2.17	1.10	50.65%
1000/15-309	227320	DEMOLITION	COMMERCIAL	21/05/2015	342 UPPER ROMA ST, BRISBANE CITY	822	\$1,650,000	\$4,220,000	\$3,900,000	2.56	2.36	92.42%
1000/15-311	231534	DEMOLITION	COMMERCIAL	20/07/2015	97 ELIZABETH ST, BRISBANE CITY	1808	\$17,500,000	\$28,049,389	\$25,500,000	1.60	1.46	90.91%
1000/04-305	231734	DEMOLITION	COMMERCIAL	15/09/2015	28 IPSWICH RD, WOOLLOONGABBA	1733	\$2,000,000	\$3,745,023	\$2,800,000	1.87	1.40	74.77%
1000/15-311	233473	DEMOLITION	COMMERCIAL	20/09/2015	262 ROMA ST, BRISBANE CITY	438	\$1,800,000	\$2,739,201	\$2,500,000	1.52	1.39	91.27%
1000/15-305	233755	DEMOLITION	MULTI UNIT	15/08/2014	78 BERWICK ST, FORTITUDE VALLEY	887	\$1,900,000	\$3,000,000	\$2,800,000	1.58	1.47	93.33%
1000/15-311	235645	DEMOLITION	COMMERCIAL	28/04/2015	38 WHARF ST, BRISBANE CITY	911	\$9,100,000	\$14,083,188	\$12,750,000	1.55	1.40	90.53%
1000/15-311	238970	IMPROVED	COMMERCIAL	29/10/2015	179 ELIZABETH ST, BRISBANE CITY	911	\$2,800,000	\$4,010,818	\$3,700,000	1.43	1.32	92.25%

Test	Standard	Score	Comment
CDD	<= 15%	9.01%	
MVP	>=85%<=100%	93.34%	
PRD	>=98%<=103%	98.29%	
PHV (Against)	No Standard	10.00%	
PLV (Support)	No Standard	10.00%	

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
1000/15-312	239637	DEMOLITION	MULTI UNIT	1/06/2015	185 WHARF ST, SPRING HILL	1835	\$5,300,000	\$14,374,080	\$13,000,000	2.71	2.45	90.44%

Test	Standard	Score	Comment
CDD	<= 15%	0.00%	
MVP	>=85%<=100%	90.44%	
PRD	>=98%<=103%	100.00%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

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
1000/15-313	220213	VACANT LAND	MIXED (RETAIL/COM/MU)	27/11/2014	36 ALFRED ST, FORTITUDE VALLEY	746	\$2,600,000	\$9,999,900	\$2,800,000	1.54	1.08	70.00%
1000/15-313	197200	VACANT LAND	MIXED (RETAIL/COM/MU)	15/05/2015	63 SPRING TCE, NEWSTEAD & 12 CUNNINGHAM ST, NEWSTEAD & 11 CUNNINGHAM ST, NEWSTEAD	6178	\$8,292,500	\$46,018,970	\$41,500,000	2.17	2.17	95.40%
1000/15-313	239795	VACANT LAND	MULTI UNIT	26/10/2015	458 BRUNSWICK ST, FORTITUDE VALLEY	1826	\$4,600,000	\$8,900,000	\$8,200,000	1.93	1.78	92.13%
1000/15-313	239796	DEMOLITION	MULTI UNIT	30/03/2015	31 WYANDRA ST, TENERIFE	873	\$2,100,000	\$3,550,000	\$3,300,000	1.69	1.57	92.96%

Test	Standard	Score	Comment
CDD	<= 15%	7.06%	
MVP	>=85%<=100%	87.63%	
PHV (Against)	No Standard	0.00%	The sale of 36 Alfred st was applied conservatively
PLV (Support)	No Standard	25.00%	

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
1000/15-314	239639	LIGHTLY IMPROVED	MULTI UNIT	2/09/2015	527 GREGORY TCE, BOWEN HILLS	7003	\$15,500,000	\$26,697,780	\$24,000,000	1.72	1.55	89.90%

Test	Standard	Score	Comment
CDD	<= 15%	0.00%	
MVP	>=85%<=100%	89.90%	
PRD	>=98%<=103%	100.00%	
PHV (Against)	No Standard	0.00%	
PLV (Support)	No Standard	0.00%	

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
1000/15-305	188665	LIGHTLY IMPROVED	OFFICE	7/06/2013	435 ST PAULS TCE, FORTITUDE VALLEY	5393	\$13,250,000	\$12,401,				