



Queensland Government

Natural Resources and Water

BASIS OF VALUATION FOR THE ANNUAL VALUATION COMMERCIAL AND INDUSTRIAL BRISBANE ALL PROPERTY CATEGORIES IN BRISBANE AND SOUTH BRISBANE LOCAL GOVERNMENT

RELEVANT DATES

DATE OF VALUATION : 01/10/2006
DATE OF ISSUE : 00/03/2007
DATE OF EFFECT : 30/06/2007
CLOSING DATE
OF OBJECTIONS : 00/05/2006

Centre : Region

Date Approved :/...../.....

TABLE OF CONTENTS

Table of Contents	2
SECTION 1.0 CERTIFICATIONS	3
1.1 Certification by the Valuer	
1.2 Approval of basis	
SECTION 2.0 INTRODUCTION	6
SECTION 3.0 GENERAL OVERVIEW AND EMERGING ISSUES	8
SECTION 4.0 EXECUTIVE SUMMARY OF RECOMMENDATIONS	22
4.1 Summary of factors and values	22
4.1.1 Brisbane Central Business District and Spring Hill	22
4.1.2 Balance Brisbane Division excluding Kangaroo Pt	24
4.1.3 South Brisbane Division plus Kangaroo Pt	44
4.1.4 Northern and North-eastern Divisions (Commercial)	58
4.1.5 Northern and North-eastern Divisions (Industrial)	64
4.1.6 Northern and North-western Divisions (Commercial)	68
4.1.7 Northern and North-western Divisions (Industrial)	72
4.1.8 Southern and South-western Divisions (Commercial)	73
4.1.9 Southern and South-western Divisions (Industrial)	74
4.1.10 Southern and South-eastern Divisions (Commercial)	77
4.1.11 Southern and South-eastern Divisions (Industrial)	80
4.1.12 Stephens Division (Commercial and Industrial)	87
4.1.13 Major Shopping Centres	89
4.2 Valuation Allowances	90
SECTION 5.0 RELATIVITY WITHIN BRISBANE	93
SECTION 6.0 SCHEDULE OF PERCENTAGE INCREASES – COMMERCIAL AND INDUSTRIAL THROUGHOUT ALL BRISBANE DIVISIONS	94
SECTION 7.0 CORE COMMERCIAL AND INDUSTRIAL SALES – THROUGHOUT BRISBANE	95
SECTION 8.0 APPENDICES	101

SECTION 1.0 CERTIFICATIONS

1.1 CERTIFICATION BY THE VALUER

Refer Attached

1.2 APPROVED BY THE AREA MANAGER

I, Greg Crowley being the Area Manager for the South East Region do hereby certify that I have checked and approved the level of valuation recommended in section 5.1 of this basis of valuation.

Signed

Sch4p4(6) Personal information

Date

15 FEB 2007

Released by DNRM under RTI Act 2009



Queensland Government
Natural Resources and Water

**BASIS OF VALUATION FOR THE
ANNUAL VALUATION
COMMERCIAL AND INDUSTRIAL BRISBANE
ALL PROPERTY CATEGORIES IN BRISBANE AND SOUTH
BRISBANE
LOCAL GOVERNMENT**

RELEVANT DATES

DATE OF VALUATION : 01/10/2006
DATE OF ISSUE : 00/03/2007
DATE OF EFFECT : 30/06/2007
**CLOSING DATE
OF OBJECTIONS** : 00/05/2006

Centre : **Region**

Date Approved :/...../.....

TABLE OF CONTENTS

Table of Contents	2	
SECTION 1.0	CERTIFICATIONS	3
1.1	Certification by the Valuer	
1.2	Approval of basis	
SECTION 2.0	INTRODUCTION	6
SECTION 3.0	GENERAL OVERVIEW AND EMERGING ISSUES	8
SECTION 4.0	EXECUTIVE SUMMARY OF RECOMMENDATIONS	22
4.1	Summary of factors and values	22
4.1.1	Brisbane Central Business District and Spring Hill	22
4.1.2	Balance Brisbane Division excluding Kangaroo Pt	24
4.1.3	South Brisbane Division plus Kangaroo Pt	44
4.1.4	Northern and North-eastern Divisions (Commercial)	58
4.1.5	Northern and North-eastern Divisions (Industrial)	64
4.1.6	Western and North-western Divisions (Commercial)	68
4.1.7	Western and North-western Divisions (Industrial)	72
4.1.8	Southern and South-western Divisions (Commercial)	73
4.1.9	Southern and South-western Divisions (Industrial)	74
4.1.10	Southern and South-eastern Divisions (Commercial)	77
4.1.11	Southern and South-eastern Divisions (Industrial)	80
4.1.12	Stephens Division (Commercial and Industrial)	87
4.1.13	Major Shopping Centres	89
4.2	Valuation Allowances	90
SECTION 5.0	RELATIVITY WITHIN BRISBANE	93
SECTION 6.0	SCHEDULE OF PERCENTAGE INCREASES – COMMERCIAL AND INDUSTRIAL THROUGHOUT ALL BRISBANE DIVISIONS	94
SECTION 7.0	CORE COMMERCIAL AND INDUSTRIAL SALES – THROUGHOUT BRISBANE	95
SECTION 8.0	APPENDICES	101

SECTION 1.0 CERTIFICATIONS

1.1 CERTIFICATION BY THE VALUER

Refer Attached

1.2 APPROVED BY THE AREA MANAGER

I, Greg Crowley being the Area Manager for the South East Region do hereby certify that I have checked and approved the level of valuation recommended in section 5.1 of this basis of valuation.

Signed

(Name)

Date

Released by DNRM under RTI Act 2009

SECTION 2.0 INTRODUCTION

The 1/10/2006 revaluation of Brisbane followed a pause in the annual revaluation program during 2005. This revaluation is the sixth under the QVAS Mass Appraisal system and the first making extensive use of the VMaps computer program.

For the first time in over twenty years the revaluation of all commercial and industrial lands in Brisbane has been performed by a specialist team coordinated across the whole of Brisbane. This group of valuers formed the Commercial and Industrial Team.

The formation of this team is a response to significant changes in the town plan, changing demographics, a sharp increase in population growth and improvement to infrastructure throughout the city. As a consequence the redevelopment potential of commercial and industrial lands throughout Brisbane has improved dramatically. This has also resulted in widespread relativity changes which needed to be addressed.

Therefore the real task was to reflect the consistent evidence of significant increases in the market value of commercial and industrial lands. Importantly the outlying industrial lands have shown the larger increases in value.

The adoption of the VMaps system as an important tool in the revaluation process has enabled the valuers to apply values on an individual basis (i.e. manually) and to alter and adjust relativities between properties in a timely and professional manner.

Staff allocation and responsibilities for the 1/10/2006 revaluation was as follows:-

<u>Officer</u>	<u>Position</u>	<u>Properties</u>	<u>Areas of Responsibility</u>
D. Rylands	S.C.V.	500 Comm/Ind	SMA 1-13 Div. Stephens
A.Kirby	S.C.V	100 CBD	SMA 98 Div Brisbane
B.Hart	PO4	250 CBD (part)	SMA 98 (part) Div Brisbane
G.Ooi	PO3	250 CBD, 800 Spring Hill/Petrie Terrace	SMA 98 (part) Div Brisbane SMA 50,53,54,58 Div Brisbane
A.Brown	PO4	3660 (all categories)	SMA 30,51,52,56,31,32,33, 34,36,44,35 Div Brisbane
R.Rainbow	PO3	1840 (all categories)	SMA 40,43,42,41,60,61,62,65,67 Div Brisbane
B. VanHees	PO4	1003 (all categories) 7776 (all categories)	SMA 71,72,73,74,76 Div Brisbane SMA Div South Brisbane
M.Olive	PO4	3292 Commercial and Industrial	All SMAs in Divisions of Hamilton, Kedron, Sandgate, Toombul and Windsor
R.Webber	PO4	1269 Commercial and Industrial	All SMAs in Divisions of Taringa, Toowong, Moggill, Ithica and Enoggera.
S. Lanchester	PO4	3180 Commercial and Industrial	All SMAs in Divisions of Sherwood and Yeerongpilly
M.DeLongville	PO2	1030 Commercial	All SMAs in Divisions Cooparoo, Belmont, Balmoral, Tingalpa and Wynnum.
S.Taylor	PO4	1217 Industrial	All SMAs in Divisions Cooparoo, Belmont, Balmoral, Tingalpa and Wynnum.
J.Groenendyk	PO1	Trainee Assistant	

SECTION 3.0 General Overview and Emerging Issues

Brisbane Central Business District and Spring Hill

The Central Brisbane District (CBD) of Brisbane comprises of all the major city centre activities and is bounded by the Brisbane River to the East, West & South, Fortitude Valley, Spring Hill and Petrie Terrace to the North.

The majority of the area, containing the CBD, is zoned Multi-Purpose Centre – City Centre (MP1) in the Brisbane City Plan and subject to the City Centre Local Plan. The western end of the SMA, bounded by Coronation Drive and Upper Roma Street (generally) is contained within a Special Purpose Centre SP13 – Office Park area designation within the Milton Local Plan.

Balance of Brisbane Division Excluding Kangaroo Pt

The residential and multi unit market in New Farm, Teneriffe and Newstead is generally increasing as this area is the only inner city riverfront suburb that is not bisected by major transport routes and accordingly is achieving continued growth. This growth has been seen to cover all land types, regardless of quality. This is due to the ever increasing prices paid for quality land forcing the market for poorer lands to follow suit. Due to the amount and intensity of multi-unit development in the Newstead area the residential market in this locality will need to be closely monitored in the future as the area becomes more populated.

The Bowen Hills residential and multi unit market is quite varied, ranging from smaller lots with no views on Abbottsford Road to larger, hilltop home sites with extensive views to the bay, city, river and mountains. The area has more recently increased from its existing level of values with the completion of the Inner City Valley Bypass as the area has become more attractive to potential buyers, especially those properties previously situated on what were busy roads.

The Herston residential and multi unit lands have shown strong growth. The suburb is well located, between the Royal Brisbane Hospitals complex and the Kelvin Grove Campus of Queensland University of Technology. The topography of the area is varied, ranging from ridge-top lands with views to the north, or view over Victoria Park Golf Course and the tops of city buildings or low lying lands backing on to Enoggera Creek which are flood-prone. The levels of value in this area will continue to be monitored in the future as demand for multi-unit development continues to increase in the suburb.

The residential and multi unit areas in Spring Hill and Petrie Terrace are characterised by older, timber and stone houses, generally on smaller lots (down to about 162m²). The Development Control Plan

covering these areas has a strong emphasis on preservation of existing structures and new construction being sympathetic to the historic nature of the area. The Spring Hill market has showed steady growth over the past two years. The Petrie Terrace area has also shown steady market movement. Hale Street forms the western boundary of the area and the recently redeveloped Suncorp Stadium (Lang Park) to the west.

Overall there have been a solid demand for sites for redevelopment throughout the division. Valuations are showing significant increases on existing levels.

The Fortitude Valley, New Farm, Newstead and Teneriffe commercial properties located in Brunswick Street, Commercial Road, James Street and Ann Street Precincts have increased in value between 30% and 100% depending on location. Streets adjacent to these main roads have also increased from 40% to 70% over the past two years with values occurring to increase. Sales evidence has indicated strong demand for any properties with good exposure to future mixed-use retailing and/or residential potential. Existing industrial use in the Valley/Newstead areas is gradually decreasing due to high demand for multi unit or mixed-use developments. Industrial lands are being converted for these purposes.

South Brisbane Division Including Kangaroo Pt

West End, Hill End and Highgate Hill residential properties in this area are highly desirable due to their close proximity to the city, good public transport - Bus, Train and Ferry, and its city view and prestige river front properties. The topography of these suburbs is undulating and can have significantly different price ranges and markets in the one street.

Woolloongabba and Dutton Park, the topography of this area is predominantly level, however, there is a pocket of elevated land in the eastern Woolloongabba district. Average quality pre and post war housing dominate this area. Sales activity has been mainly orientated toward owner occupiers as distinguished from the renovators market in the West End/Highgate Hill/Hill End precinct.

The East Brisbane area mainly consists of pre and post war housing, a large amount of which has been renovated. The topography is undulating but values only have a slight variation with the exception of properties with city views or river frontage. Redevelopment in the area consists of houses being removed from large blocks and replaced with two small renovated or reproduction dwellings.

Properties with city views or river frontages have increased up to 50 percent over the existing levels of value. Demand for any residential sites in Kangaroo Point is very strong.

The Multi Unit market in the areas of West End, Highgate Hill, South Brisbane, Woolloongabba and East Brisbane are increasing strongly due to the high demand for unit accommodation close the CBD area such as overall South Brisbane area. This growth has been seen to cover all land types, regardless of quality. This is due to the ever increasing prices paid for quality land forcing the market for poorer lands to follow suit. Due to the amount and intensity of multi-unit development in the South Brisbane area the Multi Unit market will need to be closely monitored in the future as the area becomes even more densely populated due to high intensity of development. Increases in the locality range from 10% to 30%.

Because of its prime location adjoining the CBD multi-unit residential Kangaroo Point continues to experience intense redevelopment owing to high plot ratios permitted under the town plan. Property values continue to climb in response to this demand. Direct traffic access to the new north-south tunnel will be available from Shafston Avenue which will improve the accessibility to the north of Brisbane.

The heart of commercial activities is now centred around the South Bank precinct where there has been dramatic levels of development and very significant increases in property values. Commercial activities are also centred on strip shopping in the suburbs of West End and Woolloongabba. The Boundary Street strip in West End is currently experiencing an increase in popularity due to a shift in its retail mixture to a more cafe, restaurant and open dining. Sales in the South Brisbane Melbourne Street precinct have increased by 30% over the past two years, due to the redevelopment to retail/multi-unit development. The division also contains a small amount of light industry predominantly centred in West End and Woolloongabba. Much of the industrial precinct at West End are subject to redevelopment for multi unit residential purposes. Industrial lands generally in the Division of South Brisbane are in strong demand because of its close proximity to the CBD.

North and North-eastern Divisions (Commercial)

Commercial activity in the North East quadrant of Brisbane is concentrated around the two major arterial roads leading through Brisbane's northern suburbs, namely Sandgate and Gympie/Lutwyche Roads. Chermside and Nundah are two emerging 'Satellite' communities which are experiencing a very high level of commercial and residential growth as a result of recent transport and infrastructure upgrades. Other significant commercial precincts include Racecourse Rd at Ascot, Wilston Village, Albion village, Stafford Rd, South Pine Rd, Enoggera Rd and Sandgate Village

Underlying the strong, sustainable growth experienced by commercial property across North East Brisbane is the solid tenant demand solid stemming from Queensland's economy strength and population growth. Whilst not as red hot as the industrial market strong investor demand continues to put upwards pressure on property prices and is reflected in recent vacant and improved sales evidence.

Northern and North-eastern Divisions (Industrial)

Industrial in the North East encompasses the divisions of Kedron, Toombul, Sandgate, Hamilton and Windsor extending north from the Hamilton Reach of the Brisbane River to the Bayside suburbs of Brighton and Sandgate.

The Eagle Farm/Pinkenba precinct forms part of the Australian Trade Coast and has the largest industrial concentration on the Northside. It benefits from easy access to the Gateway Motorway, proximity to the Brisbane International Airport and River frontage, making it the prime industrial location on the Northside.

The second largest concentration occurs in the suburbs of Geebung, Zillmere and Virginia 10 to 12 kilometres north of the Brisbane GPO in a less strategic location although still providing good access to arterial roadways and the Gateway Motorway. Suburbs such as Banyo and Northgate are areas experiencing rejuvenation with several new subdivisions underway that take advantage of the close proximity to the Gateway and CBD. Other secondary industrial areas occur in the suburbs of Albion, Stafford, Hendra, Sandgate and Wilston.

Particularly strong investment in the industrial market has seen a rapid rise in property values- to the point that there has been at least a doubling of the market in most areas. This comes as the result of high consumer confidence and a rapid Queensland economy from interstate migration, mining and on the back of the resource boom. As capital values have increased and yields have fallen (7 – 8%), putting pressure on rentals (\$95 - \$145/m²) which have also risen sharply creating more owner-occupier investment.

Western and North-western Divisions (Commercial)

The division of Ithaca includes the prime inner suburbs of Paddington, Red Hill, Kelvin Grove, Bardon and Ashgrove. The majority of the division is within five-kilometre radius of the CBD.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields are between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence is available as established commercial areas. Core sales in Brisbane support indicative factors up to 2.5 and indicative values up to \$1500 psm. Drive-in retail centres are generally showing the largest increases in value.

The division of Enoggera is a large division with close to 50% of its area being part of Brisbane Forest Park. It comprises the suburbs of The Gap, Ashgrove west, Bardon North, Ferny Grove, Upper Kedron, Keperra, Mitchelton, Enoggera, Newmarket West, and Alderley.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence is available as established commercial areas. Core sales in Brisbane support factors up to 3.15 and values up to \$1000 psm. Drive-in retail centres are generally showing the largest increases in value.

The Division of Toowong includes the prime inner west suburbs of Toowong, Auchenflower, Rainworth, Rosalie, Milton, and Bardon. The majority of the division is approximately 2-5 kilometres from the CBD.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence is available as established commercial areas. Core sales in Brisbane support factors up to 1.75 and values up to \$2500 psm. Drive-in retail centres are generally showing the largest increases in value.

The division of Taringa includes the prime inner western suburbs of Taringa, Indooroopilly, St Lucia and Chappell Hill. The majority of the division is approximately 5-10 kilometres from the CBD.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net.

Limited vacant sales evidence as established commercial areas. Core sales in Brisbane support factors up to 2.6 and values up to \$2000 psm. Drive-in retail centres are generally showing the largest increases in value.

In terms of land area, Moggill is one of the larger northern divisions. The division includes the suburbs of Kenmore, Chappell Hill, Fig Tree Pocket, Upper Brookfield, Pullenvale, Pinjarra Hills, Anstead, Bellbowrie, Moggill, Karana Downs, Mt Crosby, Chuwar, Lake Manchester and the Northern part of Brisbane Forest Park

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net.

Limited vacant sales evidence as established commercial areas. Core sales in Brisbane support factors up to 2.7 and values up to \$1045 psm.

Western and North-western Divisions (Industrial)

The division of Ithaca includes the prime inner suburbs of Paddington, Red Hill, Kelvin Grove, Bardon and Ashgrove. The majority of the division is within five-kilometre radius of the CBD.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner-occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has two well established industrial areas and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 2.4 and values up to \$950 psm.

The division of Enoggera is a large division with close to 50% of its area being part of Brisbane Forest Park. It comprises the suburbs of The Gap, Ashgrove west, Bardon North, Ferny Grove, Upper Kedron, Keperra, Mitchelton, Enoggera, Newmarket West, and Alderley.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner – occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has one well established industrial area and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside

the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 2.85 and values up to \$400 psm.

Key sales in this division have occurred in Elgin Street and Browns Dip Road.

The Division of Toowong includes the prime inner west suburbs of Toowong, Auchenflower, Rainworth, Rosalie, Milton, and Bardon. The majority of the division is approximately 2-5 kilometres from the CBD.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner – occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has one well established industrial area and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 1.90 and values up to \$1200 psm and \$1800 psm for light industrial land to be used for commercial purposes.

Key sales in this division have occurred in Coronation Drive and McDougall Street.

The division of Taringa includes the prime inner western suburbs of Taringa, Indooroopilly, St Lucia and Chappell Hill. The majority of the division is approximately 5-10 kilometres from the CBD.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner – occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has one well established industrial area and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 1.75 and values up to \$1000 psm.

Key sales in this division have occurred in Moggill Road and Clarence Road.

In terms of land area, Moggill is one of the larger northern divisions. The division includes the suburbs of Kenmore, Chappell Hill, Fig Tree Pocket, Upper Brookfield, Pullenvale, Pinjarra Hills, Anstead, Bellbowrie, Moggill, Karana Downs, Mt Crosby, Chuwar, Lake Manchester and the Northern part of Brisbane Forest Park

No significant industrial property holdings.

Southern and South-western Divisions (Commercial)

This area comprises of all the commercial activities and is bounded by the Brisbane River and Toohy Forest Park to the north, Logan Road to the east, Johnson Road Browns Plains to the south and the Logan Motorway in Forest Lake and Oxley Creek to the east. The area has suburb centre commercial precincts in the suburbs of Sherwood, Corinda, Oxley, Darra, Jindalee, Mount Ommany, Sunnybank Hills, Pinelands and Sunnybank. The area also comprises several sub-regional Centres in Mount Ommaney, Sunnybank Hills, Sunnybank and a super regional centre in Mt Gravatt. The area also has a fair number of convenience centres properties scattered throughout.

There were limited commercial sales in the Sherwood and Yeerongpilly Divisions, however, the key sales for the divisions show large increases. The sales show that larger sites with potential for drive-in retail or mixed used developments with onsite car parking are preferred over smaller sites with less functional use. Therefore the relativity between larger and smaller commercial sites has been altered by manual adjustment. The main key sales for the divisions were once again demolition of older retail buildings.

Southern and South-western Divisions (Industrial)

This area comprises of all the commercial activities and is bounded by the Brisbane River and Toohy Forest Park to the north, Logan Road to the east, Johnson Road Browns Plains to the south and the Logan Motorway in Forest Lake and Oxley Creek to the east. During the last 24 months the industrial property market in the Sherwood and Yeerongpilly divisions has experienced rapid growth, with demand for all lot sizes. A restriction in the supply has caused extreme growth throughout the sector.

Economic confidence in the Brisbane area as a whole, coupled with the network of major arterial roads that run through the South Western industrial corridor, make it an advantageous venue for not only new industry, but also the existing companies looking to take advantage of the current economic climate through purchasing larger blocks to amalgamate and/or consolidate their business. This is evidenced by companies such as Woolworths and their new distribution centre at Larapinta and the reported investment of Coles in Parkinson.

The Southern and Western corridors are also showing that there are still slightly lessor rates per square metre being paid for larger blocks than for smaller blocks, but this gap is increased by a substantial

amount when dealing with the smaller blocks on good quality blocks with good exposure and truck access, especially around established industrial areas such as Acacia Ridge.

Southern and South-eastern Divisions (Commercial)

Commercial property sales activity has been rising since the last revaluation in October 2004. An outcome of greater demand for commercial use land over this two year period has been a significant rise in prices paid for suitably zoned land on strategic sites. Even land which does not have the appropriate zoning or is deficient in some usually preferred quality is trading on the market with buyers prepared to engage with the local authority through the planning process and then manipulate the land to establish a suitable project site.

The majority of larger transactions typically involve sites which offer exposure to large volumes of traffic, close proximity or accessibility to major freeway systems and public transport, and proximity to established retail/commercial precincts.

Many of the property transactions involve sites which have not been vacant land for a significant period of time. These sites may involve the immediate demolition of existing improvements to enable construction at the time of purchase. Alternatively, existing improvements may be held to produce a holding income whilst appropriate zoning and development/building approvals are obtained. In general, there has been sufficient sales activity across the Brisbane metropolitan area to indicate substantial upward movement in commercial land values for the MP2, MP3 and MP4 zoning categories. Specifically, the evidence indicates that the 2006 year represents the strongest growth period between October 2004 and October 2006.

Balmoral

Commercial areas falling within the Division of Balmoral are generally well established in a “village style” retail/commercial precinct (eg. MP3 – Oxford St, Bulimba) and clusters of retail/commercial uses along major arterial roads (eg. MP3 – Wynnum Rd, Morningside). Drive-in local shopping centres generally occupy high exposure sites (eg. MP3 – Cannon Central, Wynnum Rd, Cannon Hill). Typical of any well established residential areas, there are fragmented commercial use properties throughout the Division providing local convenience retailing and services (eg. MP4 – Wynnum Rd, Cannon Hill).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 10,420 m2 “EC” corner site being developed for an office park.
- 1,020 m2 MP4 corner site developed for mixed residential/retail use.
- 506 m2 “LR” corner site developed for office use.
- 3,655 m2 “Special Purpose” site developed for liquor store/café/lounge bar use.
- 3,960 m2 “LR” amalgamated site to be developed for office/retail use.
- 688 m2 MP3 site with Queenslander house used for office.
- 1,315 m2 MP3 corner site with modern café/retail improvements.
- 1,211 MP3 site with older style retail/office/storage improvements.

Belmont

Commercial areas falling within the Division of Belmont are generally well established “strip” retail/commercial precincts along major arterial roads (eg. MP3 – Logan Rd, Mt Gravatt East). Drive-in local shopping centres generally occupy high exposure sites (eg. MP3 – Central Fair S.C., Creek Rd, Mt Gravatt East). Typical of older residential areas, there are fragmented commercial use properties providing local convenience retailing and services throughout this Division (eg. MP4 – Winstanley St, Carina Heights).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 8,252 m2 MP4 site to be developed as an open display/sales yard.
- 4052 m2 MP4 site improved with basic hardstand (part) and a small office/shed.
- 1,485 m2 MP3 site improved with an older style “strip” retail/office.
- 645 m2 MP3 site improved with an old cottage.
- 506 m2 MP4 corner site improved with an old shop & house.
- 1,323 m2 MP4 site improved with an older style retail/office building.

Cooparoo

Commercial areas falling within the Division of Cooparoo are generally well established inner suburban retail/commercial precincts (eg. MP3 – Stones Corner and Cooparoo Junction) along major arterial roads. Drive-in local shopping centres are generally located amongst similar commercial activity (eg. MP3 – Stones Corner Village, Logan Rd). Typical of any long established residential areas, there are fragmented commercial use properties providing local convenience retailing and services throughout the Division (eg. MP4 – Old Cleveland Rd, Camp Hill).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 534 m2 MP4 corner site in a “village” retail precinct.
- 814 m2 MP3 site in a “strip” retail/office precinct.
- 5,709 m2 MP3 site with older style shopping centre.
- 810 m2 MP3 corner site with an older style office.
- 405 m2 MP3 site with older style warehouse.

Tingalpa

Commercial areas falling within the Division of Tingalpa are generally well established outer suburban “strip” retail/commercial precincts along major roads (eg. MP2 – Logan Rd & Mt Gravatt Capalaba Rd, Upper Mt Gravatt). Drive-in local shopping centres are generally located along major roads (eg. MP3 – Wishart S.C., Mt Gravatt Capalaba Rd). Typical of any long established residential areas, there are fragmented commercial use properties throughout this Division providing local convenience retailing and services (eg. MP4 – Newnham Rd, Wishart).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 13,480 m2 MP2 site to be developed for a drive-in shopping centre.
- 971 m2 MP2 corner site to be developed for mixed residential/retail use.

- 2,741m2 MP2/LMR dual frontage site to be developed for mixed resi/comm use.
- 1,214 m2 MP2 site improved with two basic cottages.
- 486 m2 MP2 site improved with older style cottage.
- 3,971 m2 MP2 dual frontage site improved with refurbished office building.
- 1,366 m2 “LR” site improved with basic car yard/office.

Wynnum

Commercial areas falling within the Division of Wynnum include well established “village style” retail/commercial precincts (eg. MP3 - Wynnum Central and Manly Village). Drive-in local shopping centres are typically on high exposure sites (eg. MP3 – Wynnum Plaza, Wynnum Rd). Most of the suburbs are well established residential areas with fragmented commercial use properties providing local convenience retailing and services (eg. MP4 – Preston Rd, Manly West).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 405 m2 MP3 site in a “village” retail/commercial precinct.
- 3,814 m2 MP4 site to be developed with a supermarket.
- 405 m2 MP3 site in a “village” retail precinct improved with an older shop.
- 810 m2 MP4 site improved with two basic older style shops.
- 774 m2 MP3 corner site with basic workshop improvements.

Southern and South-eastern Divisions (Industrial)

The south and south western Industrial divisions of Brisbane encompass a large geographical area. Ranging from the inner city suburbs of Coorparoo and Balmoral, extending south to Wishart and Eight Mile Plains, and as far westerly as Wynnum and Fisherman’s Island.

The major area of Industrial growth on the southside, has been that of the Trade Coast Precinct, starting at Morningside and extending to Fisherman's Island. This precinct benefits from easy access to the Gateway Motorway, river frontage and close proximity to the Brisbane International Airport, as well as Fisherman's Island, Brisbane major Port facility. This area has recorded the highest factor levels, of between 2.00 to 4.00, and in some individual cases, factors of up to 10.00.

The major cause of such large increases in value in these areas, has been due to a "boom" in the Industrial market over the previous three years, with the Trade Coast Precinct recording unprecedented sales levels and development activity. This trend has also been seen in the rapid take up of Port of Brisbane leasehold land, in and around Fisherman's Island.

The other main reason for such large factors having been applied, has been in order to correct relativity to reflect the market. Historically smaller parcels of Industrial land have sold for a higher \$/M2 rate than larger parcels. Though it appears as though this trend is changing, with larger parcels selling for similar \$/m2 rates than that of the smaller lots.

Whilst the inner city suburbs, and outer lying southerly suburbs, have not recorded as higher levels of growth as the Trade Coast Precinct. Industrial land in these suburbs has continued to be in high demand, with values predicted to continue to rise in 2007.

Stephens Division (Commercial and Industrial)

Demand is strong for well located commercial lands. Particularly in the inner suburbs potential mixed use development sites which benefit from higher plot ratios is attracting property developers. Some MP3 sites at Fairfield adjoining Fairfield Gardens are being developed solely with home units and benefiting from the higher plot ratios. At Mt Gravatt and on the Magic Mile, Ipswich Road, Moorooka, demand for main road sites for car display purposes is particularly strong in the current economic circumstances.

The subject lands are generally located in well established industrial precincts. Demand for industrial lands is strong with the value of well located land increasing significantly.

Historically some of the lands at Moorooka and Yeerongpilly were subject to serious flooding. This allowance is seen in the existing applications. It is considered that the impact of this factor has decreased

relatively in the current strong economic circumstances. The increases for this type of land is higher than the average.

Released by DNRM under RTI Act 2009

SECTION 4.0 EXECUTIVE SUMMARY OF RECOMMENDATIONS

SECTION 4.1 SUMMARY OF FACTORS AND VALUES

SECTION 4.1.1 Brisbane Central Business District and Spring Hill

Application Summary for all Periods:

Sales Breakup

Support	24
Basic	22
Against	32
TOTAL	78
Total % Applied	82.2%

See Sales Schedule path: V:\Brisbane Files by Valuation No - WTR Order\015 Brisbane Files by Valuation Number WTR\General\General CBD Sales Schedule R2006 with photos.xls

Indicative Value Range

Location	Description, Area	1/10/2004 (per sqm)	1/10/2006 (per sqm)	Change 1/10/2004	Change 1/10/2006
Golden Triangle (Excl Heritage)	Queen, Adelaide & Eagle Sts, 220m2 - 3,300m2	\$3,200/m2 - \$5,100/m2	\$7,800/m2 - \$18,800/m2	1.15 - 1.5	1.94 - 3.9
Queen St Mall (Excl Heritage)	105m2 - 16,850m2	\$6,000/m2 - \$29,000/m2	\$10,000/m2 - \$55,000/m2	1.05 - 1.2	1.35 - 1.94
Queen St Mall Heritage	270m2 - 5,380m2	\$5,000/m2- \$11,200/m2	\$8,100/m2- \$18,600/m2	1.1 - 1.66	1.15 - 2.74
Government Precinct (Excl Heritage)	Mary, Margaret, Charlotte & Elizabeth Sts, 240m2 - 5,480m2	\$3,300/m2-\$4,700/m2	\$6,000/m2-\$9,700/m2	Not Available	1.82 - 2.72
Law court Precinct (Excl Heritage)	George, Ann, Turbot & Tank Sts, 180m2 - 9,200m2	\$2,000/m2-\$3,700/m2	\$3,300/m2- \$12,200/m2	Not Available	1.67 - 3.74
Petrie Bight	Howard, Adelaide, Macrossan & Queen Sts, 275m2 - 2,750m2	\$2,200/m2-\$4,800/m2	\$5,800/m2-\$8,400/m2	Not Available	1.54 - 2.86
Riverfront	Eagle St, 2,120m2-9,800m2	\$3,400/m2-\$4,600/m2	\$9,800/m2- \$14,000/m2	1.1- 1.3	2.65 - 3.5
(name)	Roma, Upper Roma & Quay Streets	\$800/m2-\$1,600/m2	\$1,400/m2-\$2,500/m2	Not Available	1.5 - 2.3
Heritage (Excl Queen St Mall)	Edward, Mary & George Sts, 150m2 - 1,900m2	\$950/m2-\$4,600/m2	\$1,700/m2-\$8,900/m2	Not Available	1.0 - 3.75

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
253/1	24	Market	152m2	460,000	730,000	1.88	1.58
11/0	86	Queen	271m2	1,350,000	3,700,000	1.35	2.74
999/0	338	UpperRoma	822m2	700,000	1,450,000	1.06	2.07
593/0	469	Adelaide	733m2	3,500,000	5,400,000	1.18	1.54
169/0	1	Eagle	4747m2	21,000,000	62,000,000	1.10	2.95
957/0	107	North Quay	1290m2	3,400,000	9,600,000	1.23	2.82
246/0	45	Charlotte	1835m2	6,800,000	17,000,000	1.18	2.5
19/0	146	Queen	556m2	8,300,000	12,000,000	1.07	1.45
101/1	307	Queen	1672m2	8,500,000	26,000,000	1.13	3.0

Released by DNRM under RTI Act 2009

SECTION 4.1.2 Balance Brisbane Division excluding Kangaroo Pt

Residential – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	N/A	This area has a designated use of MP2. The area is tightly held with little sales activity. The focus of the area is shifting more to short term residential accommodation with retail at ground level. There are no residential properties within this SMA.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.05- 1.10	Valley Heart- This area has a designated use of MP2. Tightly held area with little sales evidence over the last period. There is only 1 residential property in this SMA.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.05- 1.10	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area. There are only 3 residential properties within this SMA.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.05- 1.10	This area has a designated use of MP2. There has been a lot of interest in the area with the focus of Fortitude Valley at present being seen in this area coupled with the adjoining James Street Precinct. There are no residential properties within this SMA.
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.05- 1.10	This area has a designated use of MP2. This area is growing in popularity with much of the commercial focus for the Valley area being seen here. Average increases around 45%.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.05- 1.10	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused. Commercial activity is situated along the major road ways with levels strengthening as the Valley's focus moves more towards the northern end.
36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.05- 1.10	This area has a designated use of MP2. The area is growing in popularity as the focus of Fortitude Valley moves toward the James Street Precinct. Use is changing from light industry to retail showroom, residential and commercial. Average increases are around 45%.
40	Bounded by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by SMA 43 which comprises a higher zoned site	1.10-1.15	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The area is still dominated by light industry uses, hence residential uses are limited in this SMA.

41	Newstead Park and New Farm Park		No residential located in this SMA
42	Newstead prime river front residential land, stretching from Newstead Park at the northern end to New farm Park at the southern end.	1.10-1.35	This area is predominately multi-unit uses. Manual changes to residential. Minimum increase 10% maximum increase 35%
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the 'Wool Store Precinct' along Skyring & Vernon Tce and Macquarie street.	1.05-1.15	Area of varying zonings, land issues and heritage issues, and primarily comprised of commercial and multi-unit uses. *Manual adjustments to residential component.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.05- 1.70	The area surrounding the old Cloudlands site is where the majority of the residential lands are situated within this SMA. There have been manual changes with an average increase of 10% however elevated parcels and those with views have been reviewed on relativity with changes from around 25- 70% being experienced.
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area's streetscapes and traditional built dwellings.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is intended to provide a wide range of residential uses.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
60	Bounded by Chermside Street to the north-east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location.	1.05-1.35	A mixed area of low lying locations and elevated locations with a varying range of views and outlooks. Elevated locations (prestige locations) have been increased by up to 35% and lower lying areas have been increased by between 5% and 25%. *Some manual adjustments have been required.

61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street.	1.05-1.25	A mix of low lying areas and some more elevated locations. Predominant increases of Factor of 1.20 and 1.25. *Manual adjustments required.
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	1.05-1.35	Major component has been increased by a factor of 1.25% with manual adjustments made throughout the area to improve overall relativity. Peripheral areas e.g. Oxlade Drive had a factor of 1.30 applied.
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park.	1.1-1.35	Majority of properties increased to between \$3800- \$4000 p/sq.m for riverfront allotments.
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	1.05-1.25	Majority of this SMA is Commercial property. Manual adjustments predominant for small residential properties in this location.
65	New Farm Park		Assets
66	Kangaroo Point Cliffs and Wharf area beneath Storey Bridge		Assets
67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm	1.1-1.25	Area of mixed development, comprising early 1900's timber cottages, multi-unit complexes, some in elevated positions with views.
80	The suburb of Herston is predominantly an inner city residential and multi-unit area located in the area surrounding Royal Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.	1.1- 2.00	Average increase of around 40% with manual increases to improve relativity between neighbouring suburbs. Sites with views or sites that are over 1500m2 have been increased manually up to 100%, again to improve relativity within the area.

Residential - Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Fortitude Valley					
Arthur Street	Normal residential	\$290,000- \$500,000	\$400,000- \$600,000	1.40- 1.60	1.10
Bowen Hills					
Jorden Terrace	Elevated with northerly views	\$400,000- \$725,000	\$600,000- \$1,250,000	1.10- 1.25	1.0- 1.40
Spring Hill					
	Small Residential	\$220,000- \$650,000	\$230,000- \$725,000	1.1- 1.3	1.05- 1.10
Newstead					
Walker Avenue	Elevated Street in prestige location	\$510,000- \$880,000	\$660,000- \$1,150,000	1.40	1.30
Chermside Street	Lower lying location	\$250,000- \$500,000	\$430,000- \$550,000	1.40	1.10 *includes manual adjustments
Harcourt Street	Lower lying older established area	\$270,000- \$470,000	\$400,000- \$660,000	1.15-1.5	1.05-1.25 *includes manual adjustments
New Farm					
Clay Street	Lower lying location in older established area	\$290,000- \$325,000	\$325,000- \$435,000	1.18	1.10 *excludes some manual adjustments
Langshaw Street	Slightly elevated location in well established area	\$310,000- \$390,000	\$490,000- \$620,000	1.25	1.20-1.3 *excludes some manual adjustments
Oxlade Drive	Prestige low lying location in close proximity to waterfront	\$345,000- \$2,600,000	\$620,000- \$5,500,000	1.45	1.30-1.45 *excludes some manual adjustments
Herston					
	Normal residential in quiet Street	\$190,000- \$240,000	\$250,000- \$450,000	1.2	1.3- 1.8

Benchmark Details

Valn No	Area m2	Street Number	Street	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
5414/1100000	1055	9	WALKER AV, NEWSTEAD	\$1,600,000	\$2,100,000	N/A	1.30
3268/0000000	233	15	MIDVALE LA, FORTITUDE VALLEY	\$ 290,000	\$362,500	1.0	1.25
3252/0000000	465	186	ARTHUR ST, FORTITUDE VALLEY	\$480,000	\$530,000	1.60	1.10
3556/0000000	465	247	KENT ST, NEWSTEAD	\$ 485,000	\$650,000	1.18	1.35
5344/0000000	445	78	CHESTER ST, NEWSTEAD	\$ 840,000	\$1,100,000	1.40	1.30
5176/0000000	607	55	KINGSHOLME ST, NEWSTEAD	\$ 620,000	\$735,000	1.47	1.18
3783/1000000	260	130	ANNIE ST, NEW FARM	\$ 295,000	\$ 340,000	1.24	1.15
1974/0000000	329	72	WARRY ST, SPRING HILL	\$310,000	\$325,000	1.20	1.05
2037/0000000	202	172	KENNIGO ST, SPRING HILL	\$330,000	\$345,000	1.20	1.05
2193/0000000	239	18	HIPWOOD STREET, SPRING HILL	\$317,500	\$345,000	1.20	1.05
2327/0000000	304	37	YORK PDE, SPRING HILL	\$450,000	\$475,000	1.20	1.05
2479/0000000	304	22	ROSA ST, SPRING HILL	\$355,000	\$375,000	1.20	1.05
5122/2500000	337	7	HOPETOUN WAY, NEW FARM	\$ 410,000	\$700,000	1.24	1.70
3839/0000000	506	33	ANNIE ST, NEW FARM	\$ 415,000	\$500,000	1.25	1.20
3846/0000000	577	16	BROWNE ST, NEW FARM	\$ 455,000	\$575,000	1.24	1.26
3989/0000000	531	47	CHARLES ST, NEW FARM	\$ 510,000	615,000	1.25	1.20
4793/0000000	683	22	HAZLEWOOD ST, NEW FARM	\$ 620,000	\$725,000	1.3	1.17
4781/5000000	300	25	HAZELWOOD ST, NEW FARM	\$ 390,000	\$550,000	1.3	1.41
4835/0000000	880	33	LLEWELLYN ST, NEW FARM	\$ 550,000	\$ 800,000	1.3	1.45
4713/1000000	403	77	OXLADE DVE, NEW FARM	\$ 475,000	\$ 750,000	n/a	1.57
5122/1200000	375	10	HOPETOUN WAY, NEW FARM	\$ 590,000	\$ 775,000	1.25	1.30
4648/0000000	298	165	JAMES ST, NEW FARM	\$ 400,000	\$ 400,000	1.38	1.00
4478/0000000	299	532	LOWER BOWEN TCE, NEW FARM	\$ 360,000	\$ 375,000	1.25	1.05
4746/0000000	809	80	OXLADE DVE, NEW FARM	\$1,250,000	\$3,000,000	1.45	2.40
4865/0000000	954	5	GRIFFITH ST, NEW FARM	\$2,900,000	\$3,970,000	1.45	1.37
3839/0000000	506	33	ANNIE ST, NEW FARM	\$ 415,000	\$ 515,000	1.25	1.25
4646/1000000	440	171	JAMES ST, NEW FARM	\$ 415,000	\$ 500,000	1.38	1.20
6625/0000000	405	74	BUTTERFIELD ST, HERSTON	\$175,000	\$255,000	1.25	1.45

6733/0000000	427	19	GARRICK ST, HERSTON	\$230,000	\$345,000	1.25	1.45
6720/0000000	759	78	GARRICK ST, HERSTON	\$300,000	\$420,000	1.25	1.45
6810/0000000	463	16	HETHERINGTON ST, HERSTON	\$212,500	\$320,000	1.25	1.45
6075/0000000	1265	19	JORDAN ST, BOWEN HILLS	\$745,000	\$1,100,000	1.20	1.40
6121/0000000	683	46	BOYD ST, BOWEN HILLS	\$590,000	\$650,000	1.25	1.10

MultiUnit – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	1.10- 2.00	This area has a designated use of MP2. The area is tightly held with little sales activity. The focus of the area is shifting more to short term residential accommodation with retail at ground level.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.10 – 1.80	Valley Heart- This area has a designated use of MP2. Tightly held area with little sales evidence over the last period. Average increase in the area is around 1.20.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.10- 1.50	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area. There is a fringe commercial component located along Brunswick Street and St Pauls Terrace, there have been a number of lightly improved sales here that have been analysed and show increases of around 25- 40%.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.20- 220	This area has a designated use of MP2. There has been a lot of interest in the area with the focus of Fortitude Valley at present being seen in this area coupled with the adjoining James Street Precinct. Average increases around 40%
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.20- 2.50	This area has a designated use of MP2. This area is growing in popularity with much of the commercial focus for the Valley area being seen here. Average increases around 45%.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.20- 1.95	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused. Commercial activity is situated along the major road ways with levels strengthening as the Valley's focus moves more towards the northern end.

36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.20- 2.50	This area has a designated use of MP2. The area is growing in popularity as the focus of Fortitude Valley moves toward the James Street Precinct. Use is changing from light industry to retail showroom, residential and commercial. Average increases are around 45%.
40	Bounded by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by SMA 43 which comprises a higher zoned site	1.10-1.40	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The area is still predominantly light industry uses in the northern portion north of the Newstead Gas-rings site. Re-development to Multi-unit residential uses and mixed uses are becoming more prevalent in the area south of the 'Gas-ring site'. Varying ranges of increases throughout this area. Manual adjustments are predominant.
41	Newstead Park and New Farm Park		No multi-unit residential located in this SMA
42	Newstead prime river front residential land, stretching from Newstead Park at the northern end to New farm Park at the southern end. Multi-res is predominant is this location.	1.10-1.35	This area is predominately multi-unit uses. Manual changes again predominant. Minimum increase 10% maximum increase 35% *Excluding some manual adjustments.
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the 'Wool Store Precinct' along Skyring & Vernon Tce and Macquarie street. Mixed development area of older established, semi-modern and modern multi-res and commercial uses.	1.10-1.40	Area of varying area classifications (zonings), large portion of this SMA has considerable land issues and heritage issues, and primarily comprised of mixed commercial/multi-unit uses. Manual adjustments predominant. *Some major manual adjustments required.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.00- 2.20	The area surrounding the old Cloudlands site is where the majority of the multi-residential lands are situated within this SMA. There have been manual changes with an average increase of around 30% however elevated parcels and those with views have been reviewed on relativity with changes from around 25- 220% being experienced.
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area's streetscapes and traditional built dwellings.	1.0- 1.2	Manual adjustments made but overall increase of around 5%.
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.0- 1.20	Manual adjustments made but overall increase of around 5%.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses	1.0- 1.20	Manual adjustments made but overall increase of around 5%.
54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct	1.0- 1.20	Manual adjustments made but overall increase of around 5%.

56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.0- 1.20	Manual adjustments made but overall increase of around 5%.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is intended to provide a wide range of residential uses.	1.0- 1.20	Manual adjustments made but overall increase of around 10%.
60	Bounded by Chermside Street to the north-east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location. Mixed area, primarily older established residential with semi-modern multi-unit intermixed.	1.00-1.25	A mixed area of low lying locations and elevated locations with a varying range of views and outlooks. Some manual adjustments have been required. Multi-unit is lightly scattered throughout this SMA. *Excludes some manual adjustments.
61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street. Mixed area, primarily older established residential with semi-modern and some modern multi-unit intermixed.	1.00-1.25	A mix of low lying areas and some more elevated locations. *Manual adjustments. Larger sites- the majority of them had a factor of 1.0 applied, smaller sites had between 1.10-1.25 factor applied. *Excludes some manual adjustments.
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	1.0-1.35	Major component has been increased by a factor of 1.10-1.20% with manual adjustments made throughout the area to improve overall relativity.
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park. Medium density location with a continuing change over to more higher density uses- Residential changing over to Multi-unit uses.	1.1-1.35	Majority of properties increased to between \$3800- \$4000 p/sq.m for riverfront allotments, equating to a 1.35 % increase. *Excludes some manual adjustments.
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	1.00-1.20	Majority of this SMA is Commercial property. Manual adjustments predominant for Multi-unit properties in this location, ranging from NCV's (no change in value to 1.20 increase. *Excludes some manual adjustments.
65	New Farm Park		Assets
66	Kangaroo Point Cliffs and Wharf area beneath Storey Bridge		Assets
67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm. Area is comprised of older established cottages and multi-unit development. Some larger multi-unit site in this location.	1.0-1.25	Area of mixed development, comprising early 1900's timber cottages, multi-unit complexes, some in elevated positions with views. * Excludes some manual adjustments that included increases up to 1.45.
80	The suburb of Herston is predominantly an inner city residential and multi-unit area located in the area surrounding Royal Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.	1.0- 1.10	Average increase of around 2.5% with manual increases to improve relativity between neighbouring suburbs.

Multi-Unit Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Newstead					
Harcourt Street	Lower lying area of mixed use developments.	\$510,000- \$3,300,000	\$720,000- \$3,900,000	1.05-1.40	1.05-1.40 * includes manuals
Vernon Tce	River front location in woolstore precinct	\$410,000- \$3,200,000	\$720,000- \$3,900,000	1.03-1.40 *manuals	1.05-1.40 * includes manuals
Chermside Street	Low lying area near woolstore precinct	\$180,000- \$390,000	\$530,000- \$710,000	1.35-1.40	1.25-1.30 * includes manuals
New Farm					
Langshaw Street	Slightly elevated location in well established older portion of New Farm	\$445,000- \$2,100,000	\$660,000- \$2,500,000	1.25	1.10-1.50 *Includes manuals
Browne Street	Low lying area, inferior quality improvements.	\$400,000- \$2,300,000	\$550,000- \$2,300,000	1.25	1.00-1.30 *Includes manuals
Oxlade Drive	Prestige river/park location, with river and city views.	\$900,000- \$9,600,00	\$1,000,000- \$12,000,000	1.40-1.45	1.00-1.70 *Includes manuals
Fortitude Valley					
	Alfred St	\$265,000- \$2,100,000	\$390,000- \$3,100,000	1.35- 1.80	1.15- 1.45
Spring Hill					
Wickham Tce	Major thoroughfare	\$660,000- \$12,750,000	\$630,000 - \$12,750,000	1.40	1.0 -1.20 * includes manual changes
Leichardt St	Major thoroughfare	\$455,000- \$7,400,000	\$455,000 - \$8,750,000	1.40	1.0-1.20 * includes manual changes
Herston					
	Average position	\$350,000- \$900,000	\$350,000- \$1,000,000	1.20	1.0-1.20 * includes manual changes
Bowen Hills					
	Average	\$600,000- \$4,800,000	\$800,000- \$6,800,000	1.25- 1.40	1.2- 1.45
	Views	\$700,000- \$4,800,000	\$1,000,000- 6,400,000	1.25- 1.40	1.2- 2.20

Commercial – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	1.10- 2.00	This area has a designated use of MP2. The area is tightly held with little sales activity. The focus of the area is shifting more to short term residential accommodation with retail at ground level.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.10 – 1.80	Valley Heart- This area has a designated use of MP2. Tightly held area with little sales evidence over the last period. Average increase in the area is around 1.20.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.10- 1.50	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area. There is a fringe commercial component located along Brunswick Street and St Pauls Terrace, there have been a number of lightly improved sales here that have been analysed and show increases of around 25- 40%.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.20- 220	This area has a designated use of MP2. There has been a lot of interest in the area with the focus of Fortitude Valley at present being seen in this area coupled with the adjoining James Street Precinct. Average increases around 40%
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.20- 2.50	This area has a designated use of MP2. This area is growing in popularity with much of the commercial focus for the Valley area being seen here. Average increases around 45%.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.20- 1.95	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused. Commercial activity is situated along the major road ways with levels strengthening as the Valley's focus moves more towards the northern end.
36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.20- 2.50	This area has a designated use of MP2. The area is growing in popularity as the focus of Fortitude Valley moves toward the James Street Precinct. Use is changing from light industry to retail showroom, residential and commercial. Average increases are around 45%.
40	Bounded by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by	1.15-1.60	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The

	SMA 43 which comprises a MP3 site , ‘Gas Rings’ site.		area is still predominantly light industry within the northern portion north of the Newstead Gas-rings site. Re-development to Multi-unit residential uses and mixed commercial/ residential uses are becoming more prevalent in the area south of the ‘Gas-ring site’. Varying ranges of increases throughout this area. *Manual adjustments are predominant, some greater than 60%
41	Newstead Park and New Farm Park		No commercial or industrial located in this SMA
42	Newstead prime river front residential land, stretching from Newstead Park at the northern end to New farm Park at the southern end. Multi-res is predominant is this location.	1.10-1.80	This area is predominately multi-unit uses. One major commercial site located on the waterfront at the northern end of Skyring Tce saw an factor increase of 1.80. A small amount of commercial located in this SMA,only
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the ‘Wool Store Precinct’ along Skyring & Vernon Tce and Macquarie street. Mixed development area of older established, semi-modern and modern multi-res and commercial uses.	1.10-1.40	Area of varying area classifications (zonings), large portion of this SMA has considerable land issues and heritage issues, (Woolstores and ‘Gas Ring’ Site) and primarily comprised of mixed commercial/multi-unit uses. Manual adjustments predominant. * Manual adjustments required. Gas-ring sites increased in some instances by a factor of 2.0 and 3.0. The ‘Gas rings’ site has had between \$1000 to \$1500 p. sq. m applied to it for the majority of this site. The water front component has has \$3000+ a square metre applied.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.1- 1.80	1.25 is the average factor for industrial/commercial properties within this division. Abbotsford Rd levels remain low however there is strong demand for commercial property within the area with particular interest in the area around Kingsford Smith Drive and around Campbell Street.
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area’s streetscapes and traditional built dwellings.		This area shows approximately a Factor of 1 to 1.1 given that the Residential market is in a consolidation period.
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.1- 1.80	Manual adjustments made but overall increase of around 15%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses		This area shows approximately a Factor of 1 to 1.1 given that the Residential market is in a consolidation period.
54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct		This area shows approximately a Factor of 1 to 1.1 given that the Residential market is in a consolidation period.
56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.1- 1.80	Manual adjustments made but overall increase of around 40%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is		This area shows an increase of generally between a factor of 1.0 to 1.2 given its mixed use of commercial and residential uses.

	intended to provide a wide range of residential uses.		
60	Bounded by Chermside Street to the north-east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location. Mixed area, primarily older established residential with semi-modern multi-unit intermixed.	N/A	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied. No property valued on a commercial basis in this SMA.
61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street. Mixed area, primarily older established residential with semi-modern and some modern multi-unit intermixed.	N/A	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied. No property valued on a commercial basis in this SMA.
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	1.1-1.40	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied and the corner Shop complex on the corner of Moray and Sydney Streets (zoned MP4) has been increased to \$1450 p/sq/m or a factor of 1.10. 193 Moray Street (5954m ² site) has increased by a factor of 1.17 and is now on a rate of \$1025/m ²
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park. Medium density location with a continuing change over to more higher density uses- Residential changing over to Multi-unit uses.	N/A	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied. No property valued on a commercial basis in this SMA.
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	1.1-2.2	Commercial property fronting along Brunswick Street is comprised of both mixed use complexes, combining both residential and commercial and some stand alone shops. A square metre rate of \$1500 has been applied. No change in value for 220 James Street, zoned MP4 already at this level. One portion of New Farm shopping centre has been increased by a factor of 2.2 and the remaining portion (3043m ² site) increased by 1.45 to \$1350p.sq.m. This SMA has been written manually and has seen considerable increases throughout. The 62 James Street a 1399m ² site has been increased by a factor of 2.0 or \$2350/m ² * Includes some manual changes.
65	New Farm Park	N/A	Assets. No commercial in this SMA.
66	Kangaroo Point Cliffs and Wharf area beneath Storey Bridge	N/A	Assets. No commercial in this SMA.
67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm. Area is comprised of older established cottages and multi-unit development. Some larger multi-unit site in this location.	1.2-2.0	Small number of residential properties (and zoned as such) in this SMA, converted to shops or office space, residential levels have been applied plus a premium.
80	The suburb of Herston is predominantly a residential and multi-unit area located in the area surrounding Royal Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.	1.25 – 1.8	This precinct contains few commercial properties. These have been increased by between 25- 80%. These new levels are now in relativity with neighbouring suburbs sales such as Bowen Hills.

Commercial - Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Fortitude Valley					
Ann Street	Major thoroughfare	\$600,000- \$8,500,000	\$800,000- \$18,000,000	1.80- 2.20	1.35- 2.20 *manual calculations
Brunswick Street	Valley Mall	\$325,000- \$7,200,000	\$450,000- \$9,300,000	1.8- 2.50	1.1- 1.4 *manual calculations
Wickham Street	Major thoroughfare	\$550,000- \$8,500,000	\$750,000- \$15,000,000	1.80- 2.20	1.3- 2.25 *manual calculations
James Street	Major restaurant area	\$550,000- \$9,200,000	\$780,000- \$23,000,000	1.8- 2.00	1.4- 2.5 *manual calculations
Newstead/ New Farm					
Commercial Road, Newstead	Older established major thoroughfare, within Newstead.	\$410,000- \$3,400,000	\$590,000- \$5,400,000	1.20- 1.80	1.40-1.65 * includes some manuals
Cnr Merthyr Road, New Farm (north of Brunswick street)	Minor thoroughfare.	\$380,000- \$910,000	\$495,000- \$10,000,000	1.20	1.15-2.20 * includes manuals
Brunswick Street, New Farm.	Older established major thoroughfare.	\$390,000- \$2,100,000	\$650,000- \$2,600,000	1.10-1.60	1.15-1.65 * includes manuals
Spring Hill					
Boundary Street	Major thoroughfare	\$400,000- \$11,000,000	\$425,000 - \$11,000,000	1.40	1.0- 1.1 * includes manual changes
Wickham Tee	Major thoroughfare	\$660,000- \$12,750,000	\$630,000 - \$12,750,000	1.40	1.0 -1.2 * includes manual changes
Leichardt St	Major thoroughfare	\$455,000- \$7,400,000	\$455,000 - \$8,750,000	1.40	1.0-1.2 * includes manual changes

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
3004/000000	26	CONSTANCE ST, FORTITUDE VALLEY	1,540	\$1,600,000	\$2,200,000	2.10	1.35
720/000000	895	ANN ST, FORTITUDE VALLEY	2,527	\$3,250,000	\$4,800,000	1.55	1.45
2581/0000000	400	WICKHAM ST, FORTITUDE VALLEY	4,457	\$2,200,000	\$3,600,000	1.75	1.65
2850/1000000	201	BRUNSWICK ST, FORTITUDE VALLEY	1,236	\$1,600,000	\$2,400,000	1.90	1.35
5466/000000	18	DOGGETT ST, FORTITUDE VALLEY	799	\$985,000	\$1,500,000	1.6	1.55
1645/1000000	395	St PAULS TERRACE, FORTITUDE VALLEY	1,695	\$1,500,000	\$2,300,000	1.0	1.50
5554/0000000	58	COMMERCIAL RD, N/STEAD	460	\$550,000	\$760,000	2.1	1.38
2692/0000000	612	BRUNSWICK ST, NEW FARM	587	\$630,000	\$900,000	1.20	1.42
4125/1000000	85	MERTHYR RD, NEW FARM	8056	\$4,500,000	\$10,000,000	1.20	2.2
1695/110000	340	BOUNDARY ST, SPRING HILL	5,247	\$5,700,000	\$5,800,000	1.20	1.025
2280/0000000	36	LITTLE EDWARD ST, SPRING HILL	410	\$620,000	\$750,000	1.20	1.20
2516/0000000	21	MEIN ST,SPRING HILL	253	\$345,000	\$485,000	1.20	1.40

Commercial – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	1.10- 2.00	Commercial.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.10 – 1.80	Commercial.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.10- 1.50	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.20- 220	Commercial.
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.20- 2.50	Commercial.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.20- 1.95	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused.
36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.20- 2.50	Commercial.
40	Bound by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by SMA 43 which comprises a MP3 site , ‘Gas Rings” site.	1.10-1.20	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The area is still predominantly light industry within the northern portion north of the Newstead Gas-rings site. Re-development to Multi-unit residential uses and mixed uses are becoming more prevalent in the area south of the ‘Gas-ring

			site'. Varying ranges of increases throughout this area. *Manual adjustments are predominant.
41	Newstead Park and New Farm Park		No commercial or industrial located in this SMA
42	Newstead prime river front residential land, stretching from Newstead Park at the northern end to New farm Park at the southern end. Multi-res is predominant is this location.	1.10-1.20	This area is predominately multi-unit uses. No industrial located in this SMA.
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the 'Wool Store Precinct' along Skyring & Vernon Tce and Macquarie street. Mixed development area of older established, semi-modern and modern multi-res and commercial uses.	1.10-1.20	Area of varying area classifications (zonings), large portion of this SMA has considerable land issues and heritage issues, (Woolstores and 'Gas Ring' Site) and primarily comprised of mixed commercial/multi-unit uses. Small portion of industrial in northern pocket of SMA. Manual adjustments predominant. *Some major manual adjustments required.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.1- 1.80	1.25 is the average factor for industrial properties within this division. Abbotsford Rd levels remain low however there is strong demand for industrial property within the area with particular interest in the area west of Kingsford Smith Drive and around Campbell Street.
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area's streetscapes and traditional built dwellings.		Commercial
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.1- 1.80	Manual adjustments made but overall increase of around 15%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses		Commercial
54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct		Commercial
56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.1- 1.80	Manual adjustments made but overall increase of around 40%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is intended to provide a wide range of residential uses.		Commercial
60	Bounded by Cherside Street to the north-	N/A	No industrial in this SMA.

	east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location. Mixed area, primarily older established residential with semi-modern multi-unit intermixed.		
61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street. Mixed area, primarily older established residential with semi-modern and some modern multi-unit intermixed.	N/A	No industrial in this SMA.
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	N/A	No industrial in this SMA.
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park. Medium density location with a continuing change over to more higher density uses- Residential changing over to Multi-unit uses.	N/A	No industrial in this SMA.
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	N/A	No industrial in this SMA.
65	New Farm Park	N/A	Assets
66	Kangaroo Point Cliffs and Wharf area beneath Story Bridge	N/A	Assets
67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm. Area is comprised of older established cottages and multi-unit development. Some larger multi-unit site in this location.	N/A	No industrial in this SMA
80	The suburb of Herston is predominantly a residential and multi-unit area located in the area surrounding Royal Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.	1.25 – 2.0	This precinct contains few industrial properties. These have been increased by between 25- 100%. These new levels are now in relativity with neighbouring suburbs sales such as Windsor, Kelvin Grove and Bowen Hills.

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Fortitude Valley					
Prospect Street	Older established industrial area behind Wickham Street	\$300,000- \$650,000	\$400,000- \$850,000	1.25- 1.35	1.25- 1.3
Baxter Street	Older established industrial area behind St Paul's Terrace	\$400,000- \$650,000	\$500,000- \$800,000	1.4- 1.6	1.15- 1.25
Newstead					
Halford Street	Older established industrial area at northern end of Newstead.	\$650,000- \$1,300,000	\$940,000- \$1,800,000	1.20- 1.60	1.40-1.60 * includes manuals
Austin Street	Older established industrial area at northern end of Newstead.	\$360,000- \$1,300,000	\$640,000- \$2,200,000	1.65- 2.00	1.25-1.55 * includes manuals
Stratton Street	Older established industrial area at southern end of Newstead	\$600,000- \$1,300,000	\$940,000- \$1,800,000	1.20- 1.65	1.40-1.60 * includes manuals
Bowen Hills					
Abbotsford Road	Established industrial strip along busy Road with fairly poor access.	\$265,000- \$1,000,000	\$305,000- \$1,250,000	1.5- 2.25	1.1- 2.0. All calculated manually
Montpellier Road (SMA 35)	Established industrial area joining Bowen hills with Fortitude Valley	\$500,000- \$6,400,000	\$730,000- \$15,000,000	1.5- 2.00	1.3- 2.25. All calculated manually
Herston					
Gould Road	Small pocket of isolated industrial	\$650,000	\$1,300,000	1.3	2.0

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
6399/0000000	12	PROSPECT ST, FORTITUDE VALLEY	253	\$ 310,000	\$ 400,000	1.4	1.3
6318/0000000	8	BROOKES ST, BOWEN HILLS	392	\$ 385,000	\$ 410,000	1.35	1.075
6448/0000000	19	JEAYS ST, BOWEN HILLS	304	\$ 280,000	\$ 340,000	1.35	1.20
6263/0000000	42	CAMPBELL ST, BOWEN HILLS	698	\$ 580,000	\$660,000	1.35	1.15
6161/0000000	47	MONTPELLIER RD, FORTITUDE VALLEY	948	\$ 770,000	\$ 1,500,000	2.0	1.95
5954/0000000	68	ABBOTSFORD RD, BOWEN HILLS	1,459	\$ 700,000	\$ 1,050,000	1.35	1.5
6996/0000000	9	GOULD RD, HERSTON	3,237	\$ 650,000	\$ 1,300,000	1.3	2.0
5815/0000000	6	BYRES ST, NEWSTEAD	341	\$ 350,000	\$ 430,000	1.9	1.2
5848/0000000	12	ROSS ST, NEWSTEAD	392	\$ 285,000	\$ 500,000	2.1	1.75
5782/0000000	10	AUSTIN ST, NEWSTEAD	501	\$ 510,000	\$ 650,000	2.0	1.27
5765/0000000	22	MAUD ST, NEWSTEAD	607	\$ 510,000	\$ 780,000	1.75	1.52

Released by DNRM under RTI Act 2009

SECTION 4.1.3 South Brisbane Division plus Kangaroo Pt

Residential - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
20	West End, Hill End and part of Highgate Hill are bounded by Montague Road, Dornoch Terrace, Gladestone Road and the Brisbane River. The area comprises of single unit dwellings and multi-unit dwellings and is regarded as prime location for residential accommodation being located close to the CBD.	1.3	The areas designated use is mainly Low Medium Residential. Sales of single unit dwelling in this area have remained strong as demand over the past three years has always striped out supply. The multi-unit sales have also remained strong.
30	Part of Highgate Hill and Dutton Park are bounded by Gladestone and Annerley Roads. The area comprises of single unit dwelling and multi-unit residences. This area is strongly sort after due to its close location to the CBD.	1.3	Land use is mainly Low Medium Residential. Sales of single unit dwellings remain strong in this character residential area.
40	This part of Woolloongabba is bounded by Annerley Road, Stanley Street and Ipswich Road. The area comprises mainly of single unit dwellings and multi-unit residences. The Princess Alexandra Hospital and Buranda Shopping Centre are located in this SMA.	1.2	Land use is mainly Low Medium Residential. Sale of single unit dwellings remains strong due to the close location to the CBD where supply out strips demand.
50	This part of Woolloongabba is bounded by Ipswich Road and Logan Road. The area comprises mainly of single unit dwellings and multi-unit residences.	1.2	Land use is mainly Low Medium Residential. Sales of single unit dwellings remain strong in this area.
60	This part of Woolloongabba and East Brisbane is bounded by Vulture Street Wellington Road, Logan Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area also contains some industrial and commercial properties that are being purchased for multi –unit development.	1.2	The land use in this area is Low Medium Residential. Sales of single unit dwellings have remain strong.
70	East Brisbane area is bounded by Vulture Street, Wellington Road, Lytton Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area contains some industrial properties and strip shopping.	1.0-1.1	The land use is mainly Low Medium Residential.
13	This part of South Brisbane is bounded by Stephens Road, Annerley Road and the Freeway. The area comprises mainly of single unit dwellings. The Mater Hospital and St Laurence's College are located in this SMA.	1.2	The land use is mainly Low Medium Residential. Sales of single unit dwellings remain high due to strong demand.
14	This part of South Brisbane is bounded by Boundary Street, Vulture Street, Stephens Street and Brighton Road. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close to South Bank Park area and walking distance to the CBD.	1.2	The land use is Low Medium Residential. Sale of single unit dwellings remains high due to strong demand.
15	This part of South Brisbane is bounded by Banks Street, Mollison Street, Edmondstone Street, and Vulture Street. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close the West End and Melbourne Street commercial areas.	1.2	The land use is Low Medium Residential. Sale of single unit dwellings remains high due to strong demand.

Application Summary for all Periods:

Residential

LGA: 1000/04

SMA: 14

Residential

Factor:	Support	Basic:	Against	No Fact:	Total
1.300					
2004 Quarter: 4		1			1
Total		1			1

SMA: 20

Residential

Factor:	Support	Basic:	Against:	No Fact:	Total
1.050					
2004 Quarter: 2		1			1
2004 Quarter: 4		1			1
1.100					
2005 Quarter: 2		1			1
1.300					
2004 Quarter: 1		1			1
1.350					
2005 Quarter: 2		1			1
Total		5		3	8

Factor:	Support	Basic:	Against:	No Fact:	Total
1.550					
2004 Quarter: 3		1			1
2005 Quarter: 1		1			1
Total		3			3

SMA: 60

Residential

Factor:	Support	Basic:	Against:	No Fact:	Total
0.000					
2006 Quarter: 1				1	1
Total				1	1

SMA: 70

Residential

Factor:	Support	Basic:	Against:	No Fact:	Total
1.200					
2005 Quarter: 3		1			1
1.250					
2005 Quarter: 1		1			1
1.600					
2005 Quarter: 4		1			1
3.000					
2004 Quarter: 3		1			1
Total		4			4

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Victoria Street	Small level block in narrow street	\$265,000 - \$400,000	\$330,000 - \$535,000	1.2	1.25
Forbes Street	Lower lying location	\$325,000 - \$520,000	\$410,000 - \$700,000	1.2	1.25
Ryan Street	River block	\$1,050,000 - \$2,100,000	\$1,400,000 - \$3,450,000	1.4	1.6
Woolloongabba					
Peterson Street	Slightly elevated block	\$275,000 - \$340,000	\$330,000 - \$490,000	1.2	1.2
Broadway Street	Level block	\$215,000 - \$320,000	\$275,000 - \$425,000	1.2	1.2
Albert Street	Level block	\$260,000 - \$330,000	\$315,000 - \$545,000	1.2	1.2
South Brisbane					
Dorchester Street	Elevated site city views	\$460,000 - \$640,000	\$540,000 - \$700,000	1.2	1.2
Highgate Hill					
St James Street	Elevated site	\$440,000 - \$1,100,000	\$645,000 - \$1,600,000	1.3	1.6
Hampstead Road	Elevated site	\$510,000 - \$730,000	\$640,000 - \$1,100,000	1.2	1.25
Gloucester Street	Elevated site	\$310,000 - \$730,000	\$340,000 - \$890,000	1.2	1.1
East Brisbane					
Laidlaw Parade	River block	\$1,250,000 - \$2,650,000	\$1,800,000 - \$3,700,000	1.4	1.5
Geelong Street	Level block	\$270,000 - \$380,000	\$295,000 - \$420,000	1.1	1.1
Dutton Park					
Rawnsley Street	Slightly elevated	\$305,000 - \$415,000	\$365,000 - \$500,000	1.1	1.2
Dutton Street	Level blocks	\$270,000 - \$270,000	\$365,000 - \$365,000	1.1	1.35

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
2451/1	44	Victoria Street, West End	304m2	\$265,000	\$330,000	1.2	1.25
3562/1	75	Hampstead Road, Highgate Hill	425m2	\$510,000	\$640,000	1.2	1.25
3210/0	6	Sankey Street, Highgate Hill	809m2	\$405,000	\$615,000	1.2	1.5
3215/0	9	St James Street, Highgate Hill	809m2	\$440,000	\$645,000	1.2	1.45
3274/19	37	Brydon Street, Highgate Hill	300m2	\$335,000	\$335,000	1.2	1.0
3324/0	23	Borva Street, Dutton Park	1169m2	\$760,000	\$1,250,000	1.3	1.6
3336/0	71	Rosecliffe Street, Highgate Hill	1921m2	\$1,100,000	\$2,150,000	1.3	1.9
2880/0	47	Whynot Street, West End	405m2	\$335,000	\$425,000	1.2	1.3
8770/1	23	Laidlaw Parade, East Brisbane	463m2	\$1,435,000	\$2,160,000	1.3	1.5
8746/0	40	Laidlaw Parade, East Brisbane	324m2	\$470,000	\$590,000	1.2	1.25
842/5	1	Leopard Street, Kangaroo Point	1184m2	\$3,350,000	\$3,350,000	1.2	1.0
6551/1	30	Myrile Street, Woolloongabba	465m2	\$190,000	\$245,000	1.2	1.3

Multi Unit - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
20	West End, Hill End and part of Highgate Hill are bounded by Montague Road, Dornoch Terrace, Gladstone Road and the Brisbane River. The area comprises of single unit dwellings and multi-unit dwellings and is regarded as prime location for Multi- unit accommodation being located close to the CBD.	1.3	The areas designated use is mainly Low Medium Residential. Sales of single unit dwelling in this area have remained strong as demand over the past three years has always striped out supply. The multi-unit sales have also remained strong.
30	Part of Highgate Hill and Dutton Park are bounded by Gladstone and Annerley Roads. The area comprises of single unit dwelling and mutli-unit residences. This area is strongly sort after due to its close location to the CBD.	1.3	Land use is mainly Low Medium Residential. Sales of multi unit residences remain strong.
40	This part of Woolloongabba is bounded by Annerley Road, Stanley Street and Ipswich Road. The area comprises mainly of single unit dwellings and multi-unit residences. The Princess Alexandra Hospital and Buranda Shopping Centre are located in this SMA.	1.2	Land use is mainly Low Medium Residential. Sale of multi unit dwellings remains strong due to the close location to the CBD where supply out strips demand.
50	This part of Woolloongabba is bounded by Ipswich Road and Logan Road. The area comprises mainly of single unit dwellings and multi-unit residences.	1.2	Land use is mainly Low Medium Residential. Sales of multi unit dwellings remain strong in this area.
60	This part of Woolloongabba and East Brisbane is bounded by Vulture Street Wellington Road, Logan Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area also contains some industrial and commercial properties that are being purchased for multi –unit development.	1.2	The land use in this area is Low Medium Residential. Sales of multi unit dwellings have remained strong.
70	East Brisbane area is bounded by Vulture Street, Wellington Road, Lytton Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area contains some industrial properties and strip shopping.	1.0-1.1	The land use is mainly Low Medium Residential. Sales of multi unit dwellings have remained strong.
13	This part of South Brisbane is bounded by Stephens Road, Annerley Road and the Freeway. The area comprises mainly of single unit dwellings and multi unit residences. The Mater Hospital and St Laurence’s College are located in this SMA.	1.2	The land use is mainly Low Medium Residential. Sales of multi unit dwellings remain high due to strong demand.
14	This part of South Brisbane is bounded by Boundary Street, Vulture Street, Stephens Street and Brighton Road. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close to South Bank Park area and walking distance to the CBD.	1.2	The land use is Low Medium Residential. Sale of multi unit dwellings remains high due to strong demand.
15	This part of South Brisbane is bounded by Banks Street, Mollison Street, Edmondstone Street, and Vulture Street. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close the West End and Melbourne Street commercial areas.	1.2	The land use is Low Medium Residential. Sale of multi unit dwellings remains high due to strong demand.
113	The area is bounded by Stephens Road, Annerley Road and Clarence Street. The area comprises mainly of single and multi unit dwellings. The SMA adjoins the Mater Hospital.	1.2	The land use is Low Medium Residential. Sale of multi unit dwellings remains high due to strong demand.

Application Summary for all Periods:

Multi Unit
LGA:1000/04

SMA: 8

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2003 Quarter: 3		1			1
Total		1			1

SMA: 10

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.100	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.250	Support	Basic:	Against:	No Fact:	Total
2003 Quarter: 4		1			1
2005 Quarter: 1		1			1
Total		4			4

SMA: 16

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Factor: 1.950	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 1		1			1
Total		2			2

SMA: 20

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 1		1			1
Factor: 1.150	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 1.300	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 1.350	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 1.400	Support	Basic:	Against:	No Fact:	Total
2002 Quarter: 3		1			1
Factor: 1.650	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.800	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 2.200	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 2.250	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 2.300	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 2.950	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Total		11			11

SMA: 30

Multi Unit

Factor: 1.300	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Total		1			1

SMA: 50

Multi Unit

Factor: 1.450	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Factor: 1.550	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
2005 Quarter: 1		1			1
Total		3			3

SMA: 60

Multi Unit

Factor: 1.350	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
Total		1			1

SMA: 70

Multi Unit

Factor: 1.150	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 1.550	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Total		2			2

SMA: 73

Multi Unit

Factor: 1.450	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3	1				1
Factor: 2.200	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Total	1	1			2

Released by DNR under RTI Act 2009

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Duncan Street, West End	Level river block	\$1,000,000 - \$5,600,000	\$1,590,000 - \$9,200,000	1.3	1.6
Beesley Street, West End	Level river block	\$3,400,000 - \$6,750,000	\$5,500,000 - \$10,000,000	1.3	1.6
Musgrave Street, West End	Level corner block	\$1,100,000 - \$2,800,000	\$1,400,000 - \$6,200,000	1.2	2.2
Highgate Hill					
Dornoch Terrace, Highgate Hill	Elevated location with western views	\$650,000 - \$800,000	\$1,300,000 - \$2,000,000	1.2	1.6
Paradise Street, Highgate Hill	Elevated site	\$440,000 - \$2,100,000	\$630,000 - \$2,600,000	1.2	1.4
South Brisbane					
Merivale Street, South Brisbane	Level site	\$1,050,000 - \$2,050,000	\$1,350,000 - \$2,600,000	1.2	1.3
Vulture Street, South Brisbane	Elevated site	\$425,000 - \$530,000	\$560,000 - \$770,000	1.2	1.3

Released by DNRM under the RTI Act 2009

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
1509/0	8	Musgrave Street, West End	4839m2	\$2,850,000	\$6,200,000	1.2	2.15
510/0	56	Manning Street, South Brisbane	455m2	\$420,000	\$680,000	1.2	1.6
1950/0	126	Ryan Street, West End	799m2	\$550,000	735,000	1.2	1.3
1741/0	31	Duncan Street, West End	5605m2	\$5,600,000	\$9,200,000	1.2	1.6
1718/0	46	Kurilpa Street, West End	650m2	\$1,000,000	\$1,590,000	1.2	1.6
2413/0	35	Archibald Street, West End	607m2	\$365,000	\$525,000	1.2	1.4
1611/0	26	Mollison Street, South Brisbane	1330m2	\$1,100,000	\$1,800,000	1.2	1.6
2540/0	10	Thomas Street, West End	569m2	\$640,000	\$700,000	1.2	1.1
8726/0	40	Park Avenue, East Brisbane	899m2	\$1,650,000	\$3,800,000	1.4	2.3
840/1	33	Ellis Street, Kangaroo Point	1062m2	\$1,000,000	\$1,500,000	1.3	1.5
5183/0	151	Annerley Road, Dutton Park	6553m2	\$2,800,000	\$4,000,000	1.2	1.4
7002/9	46	Deshon Street, Woolloongabba	5052m2	\$1,900,000	\$3,000,000	1.2	1.6

Industrial - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
3	West End Precinct bounded by Montague Road, Donkin Street and the Brisbane River.	1.3	The area has a large frontage to the Brisbane River. Under the West End – Woolloongabba Local Plan this area has been designated to remain industrial to protect employment in this area. The area is zoned Special Purpose Centre SP12- Mixed Industry and Business.
4	West End area bounded by Jane Street, Montague Road and Brereton Street. This has a mix of some residential and commercial use.	1.3	This area is zoned Light Industry but is rapidly changing in a medium high rise residential area, due to close location to the CBD.
20	The West End area is bounded by Ferry Road, Montague Road, Beesley Street and the Brisbane River. This has a mix of some residential but is mainly light industrial. This area is highly sort after for redevelopment to residential use due it's close location to the CBD.	1.3	Sales in this area have been strong over the past two years due the change in the West End Local Plan, where Council is in favour of Multi unit developments as its highest and best use.
60	The Woolloongabba industrial area is bounded by Logan Road, Deshon Street and Overend Street. This area has a mix of some residential but is predominately light industry.	1.4	This area is rapidly changing to residential use to its close location to the CBD.
70	The East Brisbane industrial area is bounded by Mowbray Terrace, Wellington Road, Lytton Road and Manilla Street. The area has some commercial show rooms but is predominately light industry.	1.4	This is a small pocket of light industry has limited number sales due to inferior access.

Application Summary for all Periods:

Industrial
LGA: 1000/04

Industrial

Factor: 1.400

2005 Quarter: 2
Total

Support

Basic:

Against:

No Fact:

Total

1

1

1

1

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Montague Road	Level blocks	\$385,000 - \$2,100,000	\$450,000 - \$2,750,000	1.2	1.3
Victoria Street	Level blocks	\$330,000 - \$1,750,000	\$510,000 - \$2,150,000	1.2	1.3
Kurilpa Street	Level blocks	\$480,000 - \$3,600,000	\$570,000 - \$4,120,000	1.2	1.2
Woolloongabba					
Deshon Street	Level blocks	\$245,000 - \$1,100,000	\$400,000 - \$1,800,000	1.2	1.6
Holden Street	Level blocks	\$285,000 - \$500,000	\$410,000 - \$725,000	1.2	1.5
Mountjoy Street	Level blocks	\$325,000 - \$500,000	\$425,000 - \$750,000	1.2	1.5
East Brisbane					
Manilla Street	Level blocks	\$255,000 - \$600,000	\$360,000 - \$835,000	1.2	1.4
Wellington Road	Level blocks	\$335,000 - \$990,000	\$460,000 - \$1,400,000	1.2	1.4

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
1718/0	46	Kurilpa Street, West End	650m2	\$1,000,000	\$1,590,000	1.3	1.6
1755/0	26	Ferry Road, West End	783m2	\$570,000	\$660,000	1.3	1.2
7052/0	8	Lucinda Street, Woolloongabba	1206m2	\$650,000	\$1,000,000	1.2	1.45
7002/9	46	Deshon Street, Woolloongabba	5052m2	\$1,900,000	\$3,000,000	1.2	1.6
8119/1	24	Manilla Street, East Brisbane	1215m2	\$600,000	\$835,000	1.2	1.4
6950/0	129	Wellington Road, East Brisbane	405m2	\$280,000	\$460,000	1.2	1.6

Commercial - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
7	West End commercial Precinct is bounded by Mollison Street and Boundary Road.	1.3 – 1.5	The area contains mainly strip shopping which is held by a small number of developers. Consequently sales are few and far between. Sale that does occur is sold at a high level due to the limited supply.
8	South Brisbane area is bound by Melbourne Street, Boundary Road, Montague Road and Grey Street.	1.2 – 1.4	The area contains a mix of Office-Retail, Showroom and Multi –unit development. Sale in this SMA has remained strong due to the close location to the CBD. Demand for office and residential accommodation has been high due to the supply factor.
9	South Bank is bounded by Vulture Street, Merivale Street, Montague Road and the Brisbane River.	1.2 – 1.3	The area contains a mix of Office, Retail, Show room, Cultural Centre, Convention and Exhibition Centre, Multi-Unit and Park areas. Sale of the remaining available land has been tendered out by the South Bank Corporation. Demand has been strong due to the limited supply and close proximity to the CBD.
10	The area is bounded by Glenelg Street, Colchester Street, Vulture Street and Cordelia Street.	1.2 – 1.3	The area contains a mix of Office, Showroom and Multi-unit developments. Sales remain high due the strong demand for office and residential accommodation. Its location close the CBD and South Bank is its strong selling point in the market place today.
50	Woolloongabba area is bounded by Ipswich Road, Cornwall Street and Logan Road.	1.2 – 1.3	The commercial properties are all located on Ipswich Road and Logan Road where Logan Road has become highly sort after in the past twelve months. Values have increased due to council's relaxation of the Local Plan where higher GFA's are possible in some areas.
122	The commercial area is located along Annerley Road.	1.3 – 1.5	Sales of commercial land on Annerley Road have increase due to the flow on effect of development work in the South Brisbane Precinct where supply of good development land is becoming limited.

Application Summary for all Periods:

Commercial

LGA: 1000/04

SMA: 8

Commercial

Factor: 1.200	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Factor: 1.900	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Total		2			2

SMA: 15

Commercial

Factor: 1.600	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Factor: 1.650	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Total		2			2

SMA: 50

Commercial

Factor: 1.900	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Total		1			1

SMA: 60

Commercial

Factor: 1.200	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
Total		1			1

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Boundary Street	Level blocks	\$455,000 - \$1,650,000	\$670,000 - \$2,600,000	1.3	1.5
Russell Street	Level blocks	\$420,000 - \$1,550,000	\$640,000 - \$1,850,000	1.3	1.5
South Brisbane					
Melbourne Street	Level blocks	\$660,000 - \$3,800,000	\$810,000 - \$5,600,000	1.3	1.3
Cordelia Street	Level block	\$630,000 - \$2,100,000	\$800,000 - \$2,400,000	1.3	1.2
Woolloongabba					
Annerley Road	Level blocks	\$300,000 - \$1,050,000	\$480,000 - \$1,650,000	1.2	1.5
Ipswich Road	Level blocks	\$290,000 - \$5,300,000	\$460,000 - \$7,000,000	1.2	1.35
Logan Road	Level blocks	\$345,000 - \$2,450,000	\$585,000 - \$3,400,000	1.2	1.4

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
1258/0	173	Boundary Street, West End	1138m2	\$1,200,000	\$2,350,000	1.2	1.9
1147/0	132	Boundary Street, West End	405m2	\$680,000	\$1,000,000	1.2	1.5
658/0	152	Melbourne Street, South Brisbane	921m2	\$1,500,000	\$2,200,000	1.2	1.45
510/0	56	Manning Street, South Brisbane	455m2	\$420,000	\$685,000	1.2	1.6
1286/1	35	Boundary Street, South Brisbane	1567m2	\$1,300,000	\$2,400,000	1.2	2.0
470/0	44	Cordelia Street, South Brisbane	761m2	\$945,000	\$1,200,000	1.2	1.25
6859/0	151	Logan Road Woolloongabba	870m2	\$610,000	\$1,000,000	1.2	1.6
5128/0	2	Annerley Road, Woolloongabba	506m2	\$530,000	\$570,000	1.2	1.1
5883/0	232	Ipswich Road, Woolloongabba	387m2	\$180,000	\$400,000	1.3	2.2

Released by DNRM under RTI Act 2009

SECTION 4.1.4 North and North-eastern Divisions (Commercial)

Indicative Value Range Hamilton 1000/08

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Racecourse Rd, Ascot	Encompassing SMA's 1, 2 & 7, a premium café precinct in the heart of Hamilton division. Property is tightly held with limited sales evidence available.	\$1300/m ² to \$1800/m ² (Note: Allowable GFA rates are contained within the Racecourse Rd Local Plan and differ according to size and location)	\$1400/m ² to \$1800/m ²	\$1,200,000 (809m ² MP3)	1.0 -1.4 predominantly manual adjustments
Hercules St, Hamilton	SMA 7, New emerging commercial precinct anchored by the new Portside development and Cruise Ship Terminal. The area is in a transition phase from Industry to Mixed Use residential and commercial.	\$200/m ² to \$600/m ² (Note: These values are a reflection of the current General Industry designation)	\$900/m ² to \$1500/m ²	\$2,500,000 (2000m ²)	2.0 - 6.0 predominantly manual adjustments
Albion Village, Albion (Hudson Rd, Sandgate Rd, Albion Rd)	Encompassing SMA's 14 & 18 in the division of Windsor and SMA 10 in Hamilton Division. Small commercial precinct experiencing high investment- largely due to FKP's purchase of the Albion Mill, about to undergo a significant redevelopment including office, retail and residential components.	\$400/m ² to \$900/m ² (Note: There is disparity in the 1/10/2004 values where the divisions of Hamilton and Windsor meet- being Sandgate Rd).	\$900/m ² to \$1150/m ²	\$880,000 (889m ² MP3)	2.2 – 3.3 (Windsor side of Sandgate Rd) 1.1 – 1.4 (Hamilton side of Sandgate Rd)

Indicative Value Range

Hamilton 1000/08

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Racecourse Rd, Ascot	Encompassing SMA's 1, 2 & 7, a premium café precinct in the heart of Hamilton division. Property is tightly held with limited sales evidence available.	\$1300/m ² to \$1800/m ² (Note: Allowable GFA rates are contained within the Racecourse Rd Local Plan and differ according to size and location)	\$1400/m ² to \$1800/m ²	\$1,200,000 (809m ² MP3)	1.0 -1.4 predominantly manual adjustments
Hercules St, Hamilton	SMA 7, New emerging commercial precinct anchored by the new Portside development and Cruise Ship Terminal. The area is in a transition phase from Industry to Mixed Use residential and commercial.	\$200/m ² to \$600/m ² (Note: These values are a reflection of the current General Industry designation)	\$900/m ² to \$1500/m ²	\$2,500,000 (2000m ²)	2.0 - 6.0 predominantly manual adjustments
Albion Village, Albion Rd, Sandgate Rd, Albion Rd)	Encompassing SMA's 14 & 18 in the division of Windsor and SMA 10 in Hamilton Division. Small commercial precinct experiencing high investment- largely due to FKP's purchase of the Albion Mill, about to undergo a significant redevelopment including office, retail and residential components.	\$400/m ² to \$900/m ² (Note: There is disparity in the 1/10/2004 values where the divisions of Hamilton and Windsor meet- being Sandgate Rd).	\$900/m ² to \$1150/m ²	\$880,000 (889m ² MP3)	2.2 – 3.3 Windsor side of Sandgate Rd 1.1 – 1.4 Hamilton side of Sandgate Rd

Kedron 1000/10

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Gympie Rd- Kedron and Chermside	Encompassing SMA's 14,15, 16, 17, 18 & 31- The bulk of commercial activity in the division of Kedron is focused along Gympie Rd. Comprised mainly of older style strip shopping and caryards, the exception is Chermside which is undergoing significant gentrification on the back of the extension to the Westfield Shopping Centre.	\$250/m2 to \$700/m2	\$400/m2 to \$850/m2	\$600,000 (850m ² MP2)	1.15-1.4 + manuals
Gympie Rd- Aspley	Encompassing SMA's 20, 6 ,41 & 5- Centred in and around Gympie Rd and the Pick and Pay Hypermarket. Typically older style strip shopping and caryards.	\$350/m2 to \$500/m2	\$450/m2 to \$750/m2	\$490000 (802m ² MP3)	1.2 -1.4
Stafford Rd- Stafford	Encompassing SMA's 13 & 22. Secondary commercial precinct comprising older style strip shopping. A depressed area, it suffers from access problems and a lack of parking.	\$250/m2 to \$350/m2	\$400/m2 to \$550/m2	\$230000 (470m ² MP3)	1.5 + manuals
South Pine Rd- Everton Park	Encompassing SMA 11, the concentration of commercial activity is centred on South Pine Road and Stafford Road. Traditional strip shopping signifies the area. A redevelopment of the old Woolworths distribution centre in the near future could significantly improve the precinct.	\$300/m2 to \$450/m2	\$450/m2 to \$600/m2	\$510000 (1085m ² MP3)	1.5 + manuals

Sandgate 1000/11

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Braun St-Brighton	Encompassing SMA 2 Fringe Commercial area- older style strip shopping and fast food outlets centred around the Deagon Shopping centre	\$150/m2 to \$300/m2	\$220/m2 to \$420/m2	\$570,000 (786m ² MP3)	1.4
Sandgate Village (comprising Lagoon St, Rainbow St, Brighton Rd, Hancock St and Bowser Parade)	Encompassing SMA's 1, 2, 3 & 4- Tightly held commercial precinct in the heart of Sandgate. The Sandgate Post Office site is to be redeveloped in the near future with Woolworths as anchor which should boost the area.	\$250/m2 to \$700/m2	\$550/m2 to \$800/m2	\$590,000 (1536m ² MP3)	1.05-3.0 + manuals

Toombul 1000/13

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Nundah Village (Comprising Sandgate Rd, Station St, Aspinall St, Wood St, Buckland Rd, Danby Lane)	Encompassing SMA's 16, 13 & 3- Commercial precinct experiencing high growth on the back of infrastructure improvements and the near completion of a Woolworths supermarket on the corner of Buckland and Sandgate Roads.	\$700/m2 to \$900/m2	\$700/m2 to \$1150/m2	\$430,000 (425m ² MP2)	1.15-1.4 + manuals
Banyo Village (Comprising Royal Parade and Tufnell Rd)	Encompassing SMA 6- Small secondary precinct servicing Banyo and Nudgee with a number of strip shops and supermarket.	\$200/m2 to \$350/m2	\$300/m2 to \$450/m2	\$305000 (1012m ² MP4)	1.2 -1.5
Sandgate Rd, Clayfield	Encompassing SMA's 1, 2, 8 & 9. Commercial strip focused on Sandgate Road and Junction Road. Traditional strip shopping typifies the precinct.	\$500/m2 to \$800/m2	\$600/m2 to \$850/m2	\$455000 (602m ² MP4)	1.0 -1.3

Windsor 1000/19

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Lutwyche Rd, Lutwyche	Encompassing SMA's 15, 3, 2, 13 & 14- Commercial precinct strip extending along Lutwyche road. Older style strip shopping centred around the Lutwyche Shopping Centre	\$300/m2 to \$550/m2	\$400/m2 to \$650/m2	\$275,000 (453m ² MP3)	1.2 - 1.4 + manuals
Wilston Village (Kedron Brook Rd)	Encompassing SMA's 5 & 6- Tightly held restaurant and café precinct in prestige suburb	\$350/m2 to \$500/m2 (Note: A large adjustment was required to correct relativity)	\$900/m2 to \$1200/m2	\$460000 (422m ² MP4)	1.5 -2.7
Enoggera Rd, Newmarket	Encompassing SMA's 8, 9 & 10. Significantly improved commercial precinct as a result of the redevelopment of the Newmarket Hotel and adjoining vacant lands.	\$350/m2 to \$500/m2	\$600/m2 to \$850/m2	\$830000 (1128m ² MP3)	1.4 -2.0 + manuals

Released by DNRM under RTI Act 2009

Benchmark Details

Val No.	Address	Area	Exist UV	Prop. UV	Factor
492/0000000	153 RACECOURSE RD, ASCOT	405	280000	675000	2.4
485/0000000	146 RACECOURSE RD, ASCOT	1169	1780000	1800000	1.0
1898/0000000	333 SANDGATE RD, ALBION	455	400000	440000	1.1
1864/0000000	533 SANDGATE RD, CLAYFIELD	1295	370000	740000	2
294/0000000	1899 GYMPIE RD, BALD HILLS	8923	1700000	3400000	2
478/0000000	255 GYMPIE RD, KEDRON	562	255000	305000	1.2
5/0000000	72 GYMPIE RD, KEDRON	569	300000	360000	1.2
2069/0000000	247 STAFFORD RD, STAFFORD	470	152500	230000	1.5
6111/0000000	530 SOUTH PINE RD, EVERTON PARK	971	340000	510000	1.5
100/0000000	714 GYMPIE RD, CHERMSIDE	850	500000	600000	1.2
395/0000000	789 GYMPIE RD, CHERMSIDE	732	390000	490000	1.2
144/0000000	1090 GYMPIE RD, CHERMSIDE	1672	594000	1590000	2.6
323/0000000	1355 GYMPIE RD, ASPLEY	653	342000	410000	1.2
3581/0000000	8 HANCOCK ST, SANDGATE	607	113000	360000	3.2
2788/0000000	55 BRIGHTON RD, SANDGATE	405	278000	290000	1.05
6372/0000000	17 PARKLAND ST, NUNDAH	680	265000	565000	2.15
4885/0000000	23 WOOD ST, NUNDAH	400	141000	240000	1.7
252/0000000	1285 SANDGATE RD, NUNDAH	979	790000	1100000	1.4
271/0000000	1159 SANDGATE RD, NUNDAH	906	673000	940000	1.4
6385/0000000	31 UNION ST, NUNDAH	645	265000	370000	1.4
336/0000000	715 SANDGATE RD, CLAYFIELD	602	395000	455000	1.15
112/0000000	550 LUTWYCHE RD, LUTWYCHE	506	247500	295000	1.2
6935/0000000	11 DAYS RD, GRANGE	658	185000	465000	2.5
6488/2000000	75 KEDRON BROOK RD, WILSTON	215	106000	232500	2.2
6445/0000000	76 KEDRON BROOK RD, WILSTON	506	205000	450000	2.2
4191/0000000	10 EDMONDSTONE ST, NEWMARKET	1128	460000	830000	1.8
4487/0000000	171 ENOGGERA RD, NEWMARKET	666	345000	465000	1.35
6890/0000000	209 DAYS RD, GRANGE	1147	425000	850000	2
6844/0000000	210 DAYS RD, GRANGE	453	155000	310000	2
2830/0000000	336 SANDGATE RD, ALBION	706	285000	660000	2.3

SECTION 4.1.5 Northern and North-eastern Divisions (Industrial)

Indicative Value Range Hamilton 1000/08

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Albion Industrial Precinct (Bordered by Breakfast Creek to the south and adjoining the residential suburbs of Windsor to the east and Hamilton to the south)	Encompassing SMA's 10 & 14, a mix of Light and General Industry, the precinct comprises a mix of older style industrial warehousing and modern car dealerships along Sandgate Road.	\$350/m ² to \$550/m ²	\$500/m ² to \$800/m ²	\$510,000 (809m ² Light Industry)	1.0 -1.8 + manual adjustments
Hamilton Industrial Precinct (Extending West of Remora Rd to Links Avenue South with the Brisbane River to the south and Kingsford Smith Drive to the North)	SMA's 1 & 7- The majority of this precinct in owned by the Port of Brisbane and used predominantly for Port activities. A staged redevelopment plan for the entire precinct is to see the area transformed to a residential use over the short to medium term.	\$30/m ² to \$130/m ² (Note: These values are a reflection of the current General Industry designation)	\$80/m ² to \$350/m ²	\$3,600,000 (15,620m ²)	1.5 - 4.0 (predominantly manual adjustments)

Kedron 1000/10

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Stafford Industrial Precinct	Encompassing SMA's 14 & 22- Small established industrial area bordered by Webster Rd to the west, Stafford Rd to the north and Kedron Brook to the south.	\$100/m ² to \$250/m ²	\$400/m ² to \$850/m ²	\$600,000 (850m ² Light Industry)	2.0 + manuals
Kedron/Chermside Industrial Precincts	Encompassing SMA's 16, 31 & 13- Small non-contiguous industrial locations with some frontage to Gympie Rd. Low lying areas unsuitable for residential use. Secondary.	\$20/m ² to \$250/m ²	\$100/m ² to \$450/m ²	\$590,000 (2226m ² Light Industry)	1.0 – 4.0 predominantly manuals
Geebung/Zillmere/Virginia Industrial Precincts	Encompassing SMA's 5, 6 & 9. Main industrial precinct in the division of Kedron. Established tightly held centre centred on Sandgate Rd. Easy access to Gateway. Strong investment east of Sandgate Rd in Future Industry area. Area contains a mix of Light, General and Future Industry.	\$60/m ² to \$200/m ²	\$120/m ² to \$450/m ²	\$600000 (2037m ² General Industry)	1.6 – 2.5 + manuals

Sandgate 1000/11

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Rainbow St, Sandgate	Encompassing SMA 2, Small Light Industrial strip along Sandgate Road, typically older industrial sheds with some commercial applications.	\$110/m2 to \$200/m2	\$220/m2 to \$350/m2	\$150,000 (506m ² Light Industry)	1.15 – 2.0 + manuals
Connaught, Hoskins, & Kempster Streets, Sandgate	Encompassing SMA 1, Small, low impact Light Industrial estate adjoining residential to the north-east.	\$80/m2 to \$150/m2	\$550/m2 to \$800/m2	\$275,000 (1012m ² Light Industry)	2.0 - 3.0 + manuals

Toombul 1000/13

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Myrtle town (North-east of Brownlee St with the Brisbane River to the South.	Encompassing SMA 10, Future Industry area attracting significant investment due to future development potential. Largely comprising vacant land and old farmhouses. Low lying and flood affected	\$10/m2 to \$25/m2	\$50/m2 to \$160/m2	\$1,350,000 (20230m ² Future Industry)	4.1 – 6.0 + manuals
Eagle Farm/ Pinkenba	Encompassing SMA 10- The northern section of the Australia Trade Coast offering direct access to the Gateway Motorway, Brisbane River and major transport routes. Tightly held area with demand outstripping supply for both improved and vacant property.	\$50/m2 to \$180/m2	\$80/m2 to \$350/m2	\$1,250,000 (4157m ² General Industry)	1.5 -3.5 + manuals
Hendra/Banyo/ Northgate	Encompassing SMA's 5 & 14. Emerging as a popular industrial precinct with easy access the Gateway and major arterials. A number of modern industrial unit developments and subdivisions have helped to rejuvenate the area including Grosvenor's new industrial park off Frederick St.	\$50/m2 to \$200/m2	\$100/m2 to \$450/m2	\$1,550,000 (6234m ² General Industry)	1.5 -3.0 + manuals

Windsor 1000/19

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Lutwyche Rd, Windsor	Encompassing SMA 12-Centred on Lutwyche Rd, large scale caryards modern showrooms and warehouses.	\$250/m2 to \$600/m2	\$450/m2 to \$650/m2	\$820,000 (1,340m ² Light Industry)	1.05 - 1.8 + manuals
Newmarket Rd, Windsor & Wilston	Encompassing SMA's 11, 12 & 13- High quality showrooms and Bulky Goods Warehouses including car showrooms.	\$100/m2 to \$300/m2 (Note a large manual adjustment was required on the Homezone Centre)	\$300/m2 to \$600/m2	\$810000 (1639m ² Light Industrial)	1.7 -2.4

Released by DNRM under RTI Act 2009

Benchmark Details

Val No.	Address	Area/Front	Exist UV	Prop. UV	Factor
3400/0000000	40 CORUNNA ST, ALBION	873	300000	480000	1.6
4388/3000000	179 CULLEN AV WEST, EAGLE FARM	5335	620000	1550000	2.5
11218/3000000	8 CHAPMAN PL, PINKENBA	2095	310000	1240000	4.0
11180/1000000	720 MACARTHUR AV CENTRAL, PINKENBA	4157	360000	1260000	3.5
10740/0000000	14 ORSOVA ST, PINKENBA	1443	38500	385000	10
10755/2000000	19 ORIENT AV, PINKENBA	4631	217500	870000	4.0
10872/2000000	387 MAIN MYRTLETOWN RD, PINKENBA	8349	247500	750000	3.0
10724/5000000	61 RANDLE RD, PINKENBA	45910	790000	5530000	7
10989/6500000	103 BROWNLEE ST, PINKENBA	19480	435000	2610000	6
10989/6500000	103 BROWNLEE ST, PINKENBA	19480	435000	2610000	6
10042/8600000	76 BUCHANAN RD, BANYO	5371	540000	1100000	2.0
2772/0000000	7 BUCHANAN RD, BANYO	4340	415000	915000	2.2
11015/1000000	115 MAIN BEACH RD, PINKENBA	20230	325000	1462500	4.5
7743/1000000	26 WENTWORTH PL, NORTHGATE	12150	910000	2900000	3.1
10712/2000000	120 LAMINGTON AV, EAGLE FARM	1559220	8200000	36900000	4.5
7723/3180000	86 DEPOT ST, BANYO	4224	635000	1100000	1.7
23171/4700000	58 YARRAMAN PL, VIRGINIA	4050	580000	1050000	1.8
23127/1000000	56 BASALT ST, GEEBUNG	1012	202500	325000	1.6
24717/0000000	1880 SANDGATE RD, VIRGINIA	8696	640000	2200000	3.4
26010/0000000	27 TELFORD ST, VIRGINIA	3642	107500	830000	7.7
23210/1000000	58 PINEAPPLE ST, ZILLMERE	23850	1300000	2800000	2.2
23209/7000000	22 PINEAPPLE ST, ZILLMERE	3921	420000	840000	2.0
5544/0000000	19 STONE ST, STAFFORD	809	155000	310000	2.0
11223/0000000	56 LAVARACK AV, EAGLE FARM	7828	690000	1900000	2.8

SECTION 4.1.6 Western and North-western Divisions (Commercial)

Indicative Value Range

Location	Description	Existing indicative Value Range	Proposed indicative Value Range	Typical (Lot Value)	Indicative factor change
<u>Ithaca - Commercial</u> Ashgrove/Waterworks Road/Red Hill	Commercial and retail	\$450psm to \$1000psm	\$700psm to \$1350psm	\$1,040,000 (943m ² MP3)	1.10 - 2.40
Latrobe Terrace/Given Terrace/Macgregor Terrace	Commercial and retail Character	\$400psm to \$1150psm	\$600psm to \$1450psm	\$890,000 (683m ² MP3)	1.25 - 2.15
Rosalie Village	Commercial and retail	\$1000psm to \$1450psm	\$1150psm to \$1450psm	\$2,150,000 (1532m ² MP4)	1.00 - 1.15
Kelvin Grove Village	Commercial and mixed use	\$245psm GFA to \$340psm GFA	\$390psm GFA to \$435psm GFA	\$3,000,000 (683m ² Special Purposes)	1.15 - 1.75
<u>Enoggera - Commercial</u> Enoggera Road - Alderley	Commercial and retail	\$250psm to \$600psm	\$700psm to \$1000psm	\$658,000 (1432m ² MP3)	1.20 - 2.70
Wardell Street	Commercial and retail	\$400psm to \$550psm	\$600psm to \$700psm	\$570,000 (880m ² MP4)	1.15 - 1.55
Gaythorne - Samford Road	Commercial and retail	\$300psm to \$400psm	\$400psm to \$470psm	\$250,000 (534m ² MP4)	1.15 - 1.65
Osborne Road/Blackwood Street	Commercial and retail	\$250psm GFA to \$500psm GFA	\$500psm to \$700psm	\$735,000 (1050m ² Special Purposes)	1.05 - 2.50
The Gap Village	Commercial and retail	\$200psm to \$650psm	\$500psm to \$750psm	\$740,000 (1055m ² MP3)	1.10 - 3.15

Indicative Value Range

Location	Description	Existing indicative Value Range	Proposed indicative Value Range	Typical (Lot Value)	Indicative factor change
<u>Toowong - Commercial</u>					
High Street/ Sherwood Road	Commercial and retail	\$1500psm to \$2000psm	\$2000psm to \$2500psm	\$3,450,000 (1378m ² MP2)	1.15 - 1.60
Park Road	Commercial and retail	\$1150psm to \$1850psm	\$1400psm to \$2100psm	\$2,500,000 (1205m ² MP3)	1.20 – 1.40
Cribb Street office park	Commercial	\$245psm GFA to \$340psm GFA	\$245psm GFA to \$340psm GFA	\$2,150,000 (1532m ² MP4)	1.0 - 1.15
Coronation Drive	Commercial	\$350psm GFA to \$600psm GFA	\$450psm GFA to \$650psm GFA	\$5,000,000 (3495m ² Special Purposes)	1.25 - 1.70
<u>Taringa - Commercial</u>					
Moggill Road/Swann Road area	Commercial and retail	\$600psm to \$950psm	\$1000psm to \$1500psm	\$1,500,000 (1012m ² MP3)	1.50 - 2.00
Station Road	Commercial and retail	\$1000psm to \$1700psm	\$1500psm to \$1700psm	\$1,550,000 (974m ² MP2)	1.00 – 1.60
Lambert Road	Commercial and retail	\$650psm to \$900psm	\$900psm to \$1475psm	\$530,000 (410m ² MP2)	1.40 - 1.80
Coonan Street	Commercial and retail	\$550psm to \$950psm	\$1200psm to \$2000psm	\$3,500,000 (2840m ² MP2)	1.05 - 2.60
<u>Moggill - Commercial</u>					
Kenmore/Marsha Il Lane	Commercial and retail	\$250psm to \$700psm	\$500psm to \$850psm	\$4,900,000 (7020m ² MP3)	1.15 - 2.70
Bellbowrie	Commercial and retail	\$50psm to \$200psm	\$150psm to \$300psm	\$4,250,000 (36140m ² MP3)	1.30 - 2.50

Benchmark Details Commercial

Valn No	Street	Area	Current	Rate/m2	Proposed	Rate/m2	Factor
2133/0000000	249 WATERWORKS RD, ASHGROVE	1158	\$1250000	\$ 1,079.45	\$1550000	\$1,338.51	1.24
1387/0000000	2 WINDSOR RD, RED HILL	962	\$460000	\$ 478.17	\$670000	\$ 696.47	1.46
4924/2000000	152 MUSGRAVE RD, RED HILL	2426	\$1450000	\$ 597.69	\$2100000	\$ 865.62	1.45
275/9600000	76 MUSK AV, KELVIN GROVE	392	\$1700000	\$ 836.61	\$3000000	\$1,476.38	1.76
6971/0000000	141 LATROBE TCE, PADDINGTON	392	\$227500	\$ 580.36	\$390000	\$ 994.90	1.71
6963/0000000	179 LATROBE TCE, PADDINGTON	607	\$242500	\$ 618.62	\$390000	\$ 994.90	1.61
6821/0000000	233 GIVEN TCE, PADDINGTON	405	\$630000	\$ 1,037.89	\$790000	\$1,301.48	1.25
6855/0000000	28 LATROBE TCE, PADDINGTON	1532	\$227500	\$ 561.73	\$400000	\$ 987.65	1.76
9798/0000000	165 BAROONA RD, PADDINGTON	703	\$1900000	\$ 1,240.21	\$2150000	\$1,403.39	1.13
7624/0000000	78 MACGREGOR TCE, BARDON	640	\$360000	\$ 512.09	\$455000	\$ 647.23	1.26
2073/0000000	469 WATERWORKS RD, ASHGROVE	5514	\$295000	\$ 460.94	\$385000	\$ 601.56	1.31
742/0000000	36 BAROONA RD, MILTON	1205	\$4000000	\$ 725.43	\$6600000	\$1,196.95	1.65
206/0000000	12 PARK RD, MILTON	1099	\$2000000	\$ 1,659.75	\$2500000	\$2,074.69	1.25
650/0000000	596 MILTON RD, TOOWONG	1378	\$880000	\$ 800.73	\$960000	\$ 873.52	1.09
3764/1000000	39 SHERWOOD RD, TOOWONG	3495	\$3000000	\$ 2,177.07	\$3450000	\$2,503.63	1.15
96/8000000	17 LITTLE CRIBB ST, MILTON	1012	\$3500000	\$ 1,001.43	\$5000000	\$1,430.62	1.43
16/0000000	222 MOGGILL RD, TARINGA	974	\$860000	\$ 849.80	\$1500000	\$1,482.21	1.74
976/0000000	36 STATION RD, INDOOROOPILLY	410	\$1400000	\$ 1,437.37	\$1550000	\$1,591.38	1.11
5846/0000000	12 LAMBERT RD, INDOOROOPILLY	1012	\$300000	\$ 731.71	\$530000	\$1,292.68	1.77
57/0000000	448 ENOGGERA RD, ALDERLEY	1050	\$520000	\$ 513.83	\$658000	\$ 650.20	1.27
7361/0000000	34 SOUTH PINE RD, ALDERLEY	1055	\$2900000	\$ 250.43	\$7800000	\$ 673.58	2.69
5506/0000000	20 BLACKWOOD ST, MITCHELTON	7020	\$700000	\$ 666.67	\$735000	\$ 700.00	1.05
8990/0000000	996 WATERWORKS RD, THE GAP	610	\$600000	\$ 568.72	\$740000	\$ 701.42	1.23
8991/1000000	992 WATERWORKS RD, THE GAP	2840	\$4600000	\$ 201.22	\$11400000	\$ 498.69	2.48
346/1000000	841 MOGGILL RD, KENMORE	814	\$5600000	\$ 269.88	\$9950000	\$ 479.52	1.78
21/6000000	9 MARSHALL LA, KENMORE	855	\$2450000	\$ 349.00	\$4900000	\$ 698.01	2

1062/0000000	4 WONGABEL ST, KENMORE	855	\$305000	\$ 500.00	\$365000	\$ 598.36	1.2
3168/0010200	37 BIRKIN RD, BELLBOWRIE	855	\$1900000	\$ 52.57	\$4250000	\$ 117.60	2.24
4/0000000	601 CORONATION DVE, TOOWONG	855	\$3200000	\$ 1,200.75	\$4000000	\$1,500.94	1.25
842/0000000	80 COONAN ST, INDOOROOPILLY	855	\$2300000	\$ 809.86	\$3500000	\$1,232.39	1.52
12/0000000	176 ENOGGERA RD, NEWMARKET	855	\$270000	\$ 331.70	\$590000	\$ 724.82	2.19
307/0000000	2071 MOGGILL RD, KENMORE	855	\$550000	\$ 643.27	\$725000	\$ 847.95	1.32
3261/0000000	20 STEWART RD, ASHGROVE	463	\$393500	\$ 849.89	\$510000	\$1,101.51	1.3

Released by DNRM under RTI Act 2009

SECTION 4.1.7 Western and North-western Divisions (Industrial)

Indicative Value Range

Location	Description	Existing indicative Value Range	Proposed indicative Value Range	Typical (Lot Value)	Indicative factor change
<u>Ithaca – Light Industrial</u> Milton	Light Industrial zoned developing as a more commercial area	\$200psm to \$600psm	\$450psm to \$950psm	\$1,100,000 (1214m ² Light Industrial)	1.10- 2.40
Bishop Street	Light Industrial	\$100psm to \$300psm	\$200psm to \$400psm	\$344,000 (809m ² Light Industrial)	1.00 – 1.85
<u>Enoggera – Light Industrial</u> Pickering Street area	Light Industrial	\$55psm to \$350psm	\$200psm to \$400psm	\$1,670,000 (8342m ² Light Industrial)	1.05 - 2.85
<u>Toowong – Light Industrial</u> Milton/Douglas Street	Light Industrial zoned developing as a more commercial area	\$650psm to \$1250psm	\$900psm to \$1800psm	\$485,000 (405m ² Light Industrial)	1.05 – 1.90
<u>Taringa – Light Industrial</u> <u>Moggill Road</u>	Light Industrial zoned developing as a bulky goods location.	\$550psm to \$600psm	\$750psm to \$1000psm	\$940,000 (943m ² Light Industrial)	1.30- 1.75

Benchmark Details Industrial

Valn No	Street	Area	Current	Rate/m2	Proposed	Rate/m2	Factor
1137428	14 FINCHLEY ST, MILTON	1214	\$730000	\$ 601.32	\$1100000	\$ 906.10	1.51
1219190	36 DOUGLAS ST, MILTON	405	\$385000	\$ 950.62	\$485000	\$1,197.53	1.26
1127594	21 BISHOP ST, KELVIN GROVE	809	\$250000	\$ 309.02	\$344000	\$ 425.22	1.38
40708695	52 BISHOP ST, KELVIN GROVE	3384	\$690000	\$ 203.90	\$690000	\$ 203.90	1
1192388	260 MOGGILL RD, INDOOROPILLY	943	\$540000	\$ 572.64	\$940000	\$ 996.82	1.74
1249836	90 PICKERING ST, ENOGGERA	8342	\$1450000	\$ 173.82	\$1670000	\$ 200.19	1.15
1249823	40 PICKERING ST, ENOGGERA	631	\$225000	\$ 356.58	\$252500	\$ 400.16	1.12

SECTION 4.1.8 Southern and South-western Divisions (Commercial)

Indicative Value Ranges

Location	Description	Subsisting Value Range	Proposed Value Range	Typical (Lot Value)	Change
Logan Road precinct –	Mt Gravatt Central and Upper Mt Gravatt along Logan Road	\$200-400/m ² (Mt Gravatt Central) and \$600-700/m ² (Mt Gravatt)	\$600-800/m ² (Mt Gravatt Central) and \$900-1100/m ² (Mt Gravatt)	\$450,000 (607m ²) \$640,000 (607m ²)	1.3-1.6 1.6
Macgregor precinct	Kessels Road	\$150-250/m ²	\$350-500/m ²	\$6,200,000 (1.3ha)	2.2–2.6
Mains Road precinct	Sunnybank and Sunnybank Hills	\$200-400/m ² (Sunnybank) and \$100-150/m ² (Sunnybank Hills)	\$450-600/m ² (Sunnybank) and \$400-600/m ² (Sunnybank Hills)	\$740,000 (1275m ²) \$1,400,00 (200m ²)	1.2-2.8 3.0-4.0
Forest Lake / Inala precinct	Forest Lake, Inala, Durack and Richlands	\$65-250/m ²	\$350/m ² to \$550/m ²	\$2,400,000 (2,000m ²)	2.0-4.0
Oxley precinct	Oxley Road Ipswich Road intersection	\$40-100/m ²	\$250/m ² to \$400/m ²	\$2,400,000 (2,000m ²)	1.6-4.0
Sherwood precinct	Graceville, Sherwood and Corinda	\$300-600/m ²	\$450/m ² to \$900/m ²	\$760,000 (1,000m ²)	1.2-1.6
Jindalee precinct	Jindalee, Middle park, Mt Ommaney and Darra	\$100-400/m ²	\$450/m ² to \$750/m ²	\$1,000,000 (1,000m ²)	1.4-4.0

Benchmark Details

ValNo	LGA	Area	SMA	StreetAddress	CurrValn	Rate/m ²	NewValn	Rate/m ²	Factor
12771/0	1000/20	733	1	36 TENBY ST, MOUNT GRAVATT	\$ 350,000	\$ 477.49	\$ 489,000	\$667.12	1.4
8577/22	1000/18	1442	2	3 LOGAN CT, MOUNT OMMANEY	\$ 395,000	\$ 273.93	\$ 435,000	\$301.66	1.1
10254/0	1000/20	582	2	656 KESSELS RD, UPPER MOUNT GRAVATT	\$ 210,000	\$ 360.82	\$ 335,000	\$575.60	1.6
12662/0	1000/20	627	2	1945 LOGAN RD, UPPER MOUNT GRAVATT	\$ 345,000	\$ 550.24	\$ 550,000	\$877.19	1.60
16552/12	1000/20	55980	40	662 COMPTON RD, CALAMVALE	\$ 6,400,000	\$ 114.33	\$ 18,000,000	\$321.54	2.8
8958/0	1000/20	35360	4	342 MCCULLOUGH ST, SUNNYBANK	\$ 7,000,000	\$ 197.96	\$ 14,900,000	\$421.38	2.15
11767/0	1000/18	39270	19	11 AMAZONS PL, JINDALEE	\$ 4,800,000	\$ 122.23	\$ 19,600,000	\$499.11	4.10
23562/8312	1000/20	5971	58	200 GRAND AV, FOREST LAKE	\$ 780,000	\$ 130.63	\$ 2,400,000	\$401.94	3.10
9364/0	1000/20	22630	6	341 MAINS RD, SUNNYBANK	\$ 5,500,000	\$ 243.04	\$ 14,000,000	\$ 618.65	2.55

SECTION 4.1.9 Southern and South-eastern Divisions (Industrial)

Indicative Value Ranges

Location	Description	Subsisting Value Range	Proposed Value Range	Typical (Lot Value)	Change
Darra precinct	Seventeen Mile Rocks, Darra and Sumner Park	\$50-200/m2	\$150-350/m2	\$5000,000 (200m ²)	1.45-2.2
Wacol precinct	Wacol, Richlands and Oxley	\$50-150/m2	\$150-350/m2	\$2,600,000 (2.0ha)	1.6-2.5
Rocklea precinct	Rocklea	\$50-150/m2	\$150-350/m2	\$1,500,000 (1.0ha)	1.6-2.6
Forest Lake / Inala precinct	Forest Lake, Inala, Durack and Richlands	\$65-250/m2	\$350/m2 to \$550/m2	\$2,400,000 (2,000m ²)	2.0-4.0
Archerfield precinct	Salisbury, Archerfield, Coopers Plains	\$80-200/m2	\$180/m2 to \$450/m2	\$1,900,000 (1.0ha)	1.8-2.5
Acacia Ridge precinct	Acacia Ridge, Algester, Calamvale, Larapinta and Heathwood	\$75-175/m2	\$170/m2 to \$300/m2	\$1,100,000 (5,000m ²)	1.4-2.6

Released by DNRM under RTI Act 2000

Benchmark Details

ValNo	LGA	Area	SMA	Street Address	CurrValn	Rate/ m2	NewValn	Rate/ m2	Factor
10557/2	1000/18	1718	14	44 SUMNERS RD, SUMNER	\$ 160,000	\$93	\$ 232,500	\$135	1.45
10796/914	1000/18	2159	14	76 JIAWS ST, SUMNER	\$ 290,000	\$134	\$ 420,000	\$195	1.45
11704/1	1000/18	1007	14	42 QUEENSLAND RD, DARRA	\$ 157,500	\$156	\$ 270,000	\$268	1.71
11761/5125	1000/18	17820	14	112 EBBERN ST, DARRA	\$ 350,000	\$20	\$ 770,000	\$43	2.2
12097/0	1000/18	21020	18	141 BOUNDARY RD, OXLEY	\$1,450,000	\$69	\$4,100,000	\$195	2.83
12103/0	1000/18	9336	17	47 ACANTHUS ST, DARRA	\$ 660,000	\$71	\$1,200,000	\$128	1.82
12104/1	1000/18	11560	17	31 ACANTHUS ST, DARRA	\$ 925,000	\$80	\$1,900,000	\$164	2.05
12106/6	1000/20	4552	37	8 WEST LINK PL, RICHLANDS	\$ 500,000	\$110	\$1,350,000	\$297	2.7
12130/06	1000/18	7500	14	27 WOLSTON RD, RIVERHILLS	\$ 630,000	\$84	\$ 910,000	\$121	1.44
12130/089	1000/18	4560	14	133 WOLSTON RD, RIVERHILLS	\$ 415,000	\$91	\$ 600,000	\$132	1.45
12130/095	1000/18	4000	14	93 WOLSTON RD, RIVERHILLS	\$ 385,000	\$96	\$ 560,000	\$140	1.45
12306/5	1000/18	17150	16	20 WESTGATE ST, WACOL	\$1,150,000	\$67	\$2,900,000	\$169	2.52
12309/75	1000/18	22500	16	29 INDUSTRIAL AV, WACOL	\$1,400,000	\$62	\$3,500,000	\$156	2.5
1344/302	1000/20	2219	14	16 SHETTLESTON ST, ROCKLEA	\$ 440,000	\$198	\$ 750,000	\$338	1.7
1377/0	1000/20	14210	51	81 GRINDLE RD, ROCKLEA	\$ 720,000	\$50	\$1,800,000	\$127	2.5
14086/0	1000/20	1084	14	540 BOUNDARY RD, ARCHERFIELD	\$ 230,000	\$212	\$ 415,000	\$383	1.8
14786/8	1000/20	46620	44	131 BEENLEIGH RD, ACACIA RIDGE	\$3,500,000	\$75	\$8,400,000	\$180	2.4
1482/98	1000/20	2362	51	71 SPERLING ST, ROCKLEA	\$ 335,000	\$142	\$ 620,000	\$262	1.85
14848/2	1000/20	2494	44	161 BRADMAN ST, ACACIA RIDGE	\$ 420,000	\$168	\$ 760,000	\$305	1.81
15257/55	1000/20	20140	44	172 INGRAM RD, ACACIA RIDGE	\$1,550,000	\$77	\$3,700,000	\$184	2.39
15259/31	1000/20	4048	44	36 ACTIVITY ST, ACACIA RIDGE	\$ 510,000	\$126	\$1,100,000	\$272	2.16
15265/5466	1000/20	9033	44	37 MURDOCH CRCT, ACACIA RIDGE	\$1,150,000	\$127	\$2,600,000	\$288	2.26
15265/62	1000/20	17290	44	51 MCCOTTER ST, ACACIA RIDGE	\$1,450,000	\$84	\$3,300,000	\$191	2.28
15265/78	1000/20	3045	44	0 IRIS PL, ACACIA RIDGE	\$ 320,000	\$105	\$ 700,000	\$230	2.19
2258/307	1000/20	1022	15	16 LOMBANK ST, ACACIA RIDGE	\$ 205,000	\$201	\$ 350,000	\$342	1.71
2258/358	1000/20	18800	15	42 COLEBARD ST EAST, ACACIA RIDGE	\$1,150,000	\$61	\$1,950,000	\$104	1.7
2258/407	1000/20	7108	15	81 COLEBARD ST WEST, ACACIA RIDGE	\$ 590,000	\$83	\$1,000,000	\$141	1.69
2258/84	1000/20	2053	15	27 ACHIEVEMENT CRES, ACACIA RIDGE	\$ 340,000	\$166	\$ 580,000	\$283	1.71

23054/0	1000/20	66530	37	295 ARCHERFIELD RD, RICHLANDS	\$2,300,000	\$35	\$6,200,000	\$93	2.7
23255/605	1000/20	1734	37	17 ROSA PL, RICHLANDS	\$ 232,500	\$134	\$ 530,000	\$306	2.28
23366/0	1000/20	23640	37	471 PROGRESS RD, WACOL	\$ 430,000	\$18	\$1,250,000	\$ 53	2.91
23461/0	1000/20	16190	37	145 TILE ST, WACOL	\$ 200,000	\$12	\$ 820,000	\$ 51	4.1
23562/8308	1000/20	11650	58	255 FOREST LAKE BVD, FOREST LAKE	\$1,450,000	\$124	\$4,500,000	\$386	3.1
24225/109	1000/20	7475	28	19 DISTRIBUTION ST, LARAPINTA	\$ 525,000	\$70	\$1,750,000	\$234	3.33
24238/396	1000/20	2281	28	103 GARDENS DVE, WILLAWONG	\$ 205,000	\$90	\$ 530,000	\$232	2.59
24239/9	1000/20	5669	28	17 MAHOGANY CT, WILLAWONG	\$ 375,000	\$66	\$ 980,000	\$173	2.61
24243/38	1000/20	9551	28	81 STRADBROKE ST, HEATHWOOD	\$ 680,000	\$71	\$1,250,000	\$131	1.84
24244/627	1000/20	2785	28	47 MORETON ST, HEATHWOOD	\$ 280,000	\$101	\$ 700,000	\$251	2.5
4977/0	1000/20	4062	12	637 TOOHEY RD, SALISBURY	\$ 670,000	\$165	\$1,250,000	\$308	1.87
5005/0	1000/20	759	12	53 FLANDERS ST, SALISBURY	\$ 157,500	\$208	\$ 290,000	\$382	1.84
5220/5	1000/20	7234	12	26 PRECISION ST, SALISBURY	\$ 580,000	\$80	\$1,050,000	\$145	1.81
5254/0	1000/20	3708	12	23 MCCARTHY RD, SALISBURY	\$ 480,000	\$129	\$ 890,000	\$240	1.85
9093/3	1000/20	3492	16	27 MUSGRAVE RD, COOPERS PLAINS	\$ 520,000	\$149	\$1,150,000	\$329	2.21
14550/0	1000/20	1894	16	20 POSTLE ST, COOPERS PLAINS	\$ 285,000	\$150	\$ 630,000	\$333	2.21
11761/37	1000/18	9287	14	28 LIMESTONE ST, DARRA	\$ 700,000	\$75	\$1,100,000	\$118	1.57

SECTION 4.1.10 Southern and South-eastern Divisions (Commercial)

Indicative Value Range

Val No.	Address	Area	Current Val	Rate/ m2	New Val	Rate /m2	Factor
1640/0000000	66 EDITH ST, WYNNUM	405	195000	481	325000	802	1.66
1956/0000000	135 BAY TCE, WYNNUM	405	175000	432	305000	753	1.74
1601/0000000	82 FLORENCE ST, WYNNUM	733	237500	324	495000	675	2.08
3272/0000000	71 CAMBRIDGE PDE, MANLY	458	160000	349	550000	1200	3.43
5364/0000000	200 PRESTON RD, MANLY WEST	809	200000	247	405000	500	2.02
2205/0000000	459 ESPLANADE, MANLY	810	630000	777	1175000	1450	1.86

Location	Description	Indicative 10/2004 Value Range	Indicative Proposed Value Range	Typical Lot Value	Indicative Factor Change
Morningside (Wynnum Rd); Bulimba (Oxford St).	MP3; inner suburban strip retail & office uses.	\$495/m2 to \$1,385/m2	\$700/m2 to \$1,850/m2	\$365,000 (470m ²)	1.15 – 1.85
Balmoral (Riding Rd).	MP4; local collector road with mixed resi / retail / office uses.	\$535/m2 to \$830/m2	\$750/m2 to \$940/m2	\$400,000 (531m ²)	1.1 – 1.4
Norman Park & Cannon Hill (Wynnum Rd).	MP4; major road with basic office & conv. retail uses.	\$300/m2 to \$400/m2.	\$500/m2 to \$750/m2	\$545,000 (989m ²)	1.45 – 2.15
Mt Gravatt & Mt Gravatt East (Logan Rd); Carina (Old Cleveland Rd).	MP3; outer suburban strip retail & office uses.	\$200/m2 to \$595/m2	\$550/m2 to \$925/m2	\$645,000 (809m ²)	1.4 – 2.85
Carina Heights	MP4; local road with basic conv. retail uses.	\$310/m2 to \$420/m2	\$500/m2 to \$730/m2	\$310,000 (424m ²)	1.3 – 2.4
Stones Corner (Logan Rd) & Coorparoo (Old Cleveland Rd).	MP3; inner suburban strip retail & office uses.	\$395/m2 to \$1,175/m2	\$760/m2 to \$1,200/m2	\$730,000 (814m ²)	1.1 – 2.0
Camp Hill (Old Cleveland Rd & Boundary Rd).	MP4; busy roads with local S.C., conv. retail & office uses.	\$240/m2 to \$385/m2	\$550/m2 to \$675/m2	\$265,000 (438m ²)	1.5 – 2.1
Upper Mt Gravatt (Logan Rd & Mt Gravatt Capalaba Rd).	MP2; outer suburban strip retail & office uses.	\$300/m2 to \$650/m2	\$650/m2 to \$1,200/m2	\$680,000 (678m ²)	1.75 – 2.75
Wishart (Mt Gravatt Capalaba Rd).	MP3; outer suburban local shopping centre.	\$200/m2	\$525/m2	\$5,900,000 (11,260m ²)	2.62

Mansfield, Wishart.	MP4; local roads with basic conv. retail uses.	\$160/m2 to \$350/m2	\$475/m2 to \$575/m2	\$300,000 (622m2)	1.65 – 2.95
Wynnum Central (Bay Tce & Edith St)	MP3; outer suburban strip retail & office uses.	\$320/m2 to \$595/m2	\$600/m2 to \$925/m2	\$325,000 (405m2)	1.5 – 2.6
Manly Village (Cambridge Pde)	MP3; outer suburban strip retail & office uses.	\$285/m2 to \$775/m2	\$950/m2 to \$1,450/m2	\$550,000 (458m2)	2.0 - 4.2
Wynnum West (Wynnum Rd)	MP3;major rd next to Wynnum Plaza S.C.	\$82/m2 to \$245/m2	\$550/m2 to \$825/m2	\$3,080,000 (5137m2)	3.3 – 7.25
Manly West (Preston Rd)	MP4; local collector rd with basic conv. retail uses.	\$245/m2 to \$285/m2.	\$500/m2 to \$550/m2	\$405,000 (809m2)	1.9 – 3.7

Benchmark Details (Commercial)

Valn No	Street	Area m2	Current \$	Rate/ m2	Proposed \$	Rate/ m2	Factor Proposed
453/0000000	663 WYNNUM RD, MORNINGSIDE	688	255000	370	430000	625	1.68
4276/0000000	158 OXFORD ST, BULIMBA	506	700000	1383	935000	1847	1.33
508/0000000	203 WYNNUM RD, NORMAN PARK	941	320000	340	565000	600	1.76
2882/0000000	204 RIDING RD, BALMORAL	531	285000	536	400000	753	1.40
188/0000000	972 WYNNUM RD, CANNON HILL	989	300000	303	545000	551	1.81
117/0000000	600 WYNNUM RD, MORNINGSIDE	405	260000	641	325000	802	1.25
131/0000000	680 WYNNUM RD, MORNINGSIDE	470	310000	659	365000	776	1.17
4264/0000000	106 OXFORD ST, BULIMBA	499	545000	1092	770000	1543	1.41
6568/0000000	11 CREEK RD, MOUNT GRAVATT EAST	1690	510000	301	1265000	748	2.48
7729/0000000	36 BADMINTON ST, MOUNT GRAVATT EAST	319	47000	147	160000	501	3.4
5841/0000000	145 WINSTANLEY ST, CARINA HEIGHTS	424	130000	306	310000	731	2.38
173/0000000	3218 OLD CLEVELAND RD, CAPALABA WEST	4307	365000	84	860000	199	2.35
321/1000000	1569 WYNNUM RD, TINGALPA	607	155000	255	300000	494	1.93
311/0000000	791 OLD CLEVELAND RD, CARINA	809	370000	457	645000	797	1.74
32/0000000	840 OLD CLEVELAND RD, CARINA	458	225000	491	365000	796	1.62
8984/0000000	1450 LOGAN RD, MOUNT GRAVATT	860	455000	529	645000	750	1.41

146/0000000	377 LOGAN RD, GREENSLOPES	410	460000	1121	495000	1207	1.07
394/0000000	299 OLD CLEVELAND RD, COORPAROO	814	590000	724	730000	896	1.23
116/0000000	990 LOGAN RD, HOLLAND PARK WEST	577	220000	381	404000	700	1.83
2696/0000000	189 CAVENDISH RD, COORPAROO	814	410000	503	750000	921	1.82
124/0000000	457 LOGAN RD, GREENSLOPES	353	210000	594	280000	793	1.33
256/0000000	342 OLD CLEVELAND RD, COORPAROO	951	740000	778	835000	878	1.12
336/0000000	581 OLD CLEVELAND RD, CAMP HILL	438	129000	294	265000	605	2.05
173/0000000	52 OLD CLEVELAND RD, GREENSLOPES	405	300000	740	365000	901	1.21
2800/0000000	20 NORTON ST, UPPER MOUNT GRAVATT	1385	660000	476	1385000	1000	2.1
823/0000000	14 AMINYA ST, MANSFIELD	622	168000	270	300000	482	1.78
72/0000000	2026 LOGAN RD, UPPER MOUNT GRAVATT	678	380000	560	680000	1002	1.78
3376/0000000	62 MT GRAVATT- CAPALABA RD, UPPER MOUNT GRAVATT	4293	1750000	407	3220000	750	1.84
1640/0000000	66 EDITH ST, WYNNUM	405	195000	481	325000	802	1.66
1956/0000000	135 BAY TCE, WYNNUM	405	175000	432	305000	753	1.74
1601/0000000	82 FLORENCE ST, WYNNUM	733	237500	324	495000	675	2.08
3272/0000000	71 CAMBRIDGE PDE, MANLY	458	160000	349	550000	1200	3.43
5364/0000000	200 PRESTON RD, MANLY WEST	809	200000	247	405000	500	2.02
2205/0000000	459 ESPLANADE, MANLY	810	630000	777	1175000	1450	1.86

SECTION 4.1.11 Balance Southern and South-eastern Divisions (Industrial)

Wynnum

SMA	LOCALITY	FACTOR	COMMENTS
insert number/s	Insert description of SMA/s	insert	Insert factor comments
13	SMA 13 is located in the suburb of Hemmant, and is broken by Lytton Road. The northern half of this suburb fronts Aquarium Passage, with the southern half consisting of dry blocks.	1.75 – 5.00	An average factor of between 1.75 – 2.50 has been applied to Industrial parcels 10,000m ² and under. Whilst a factor range of between 3.00 – 5.00 has been applied to parcels over 10,000m ² . In the past larger parcels reflected a much lower \$/M ² rate, though this trend has changed, with sales of larger parcels reflecting very similar money to that of smaller parcels, hence the higher factors to improve relativity.
20	SMA 20 Encompasses the Suburbs of Lytton and Fisherman's Island. Falling under this SMA are three main Industrial Precincts. Marine Industry Park, running off Anton Road. Lytton Industrial Estate on the corner of Lytton Road and Pritchard Street, developed by the Department of Industrial Development. Fisherman's Island, located on Port Drive, and owned by the Port of Brisbane.	2.0 – 3.0	Marine Industry Park and Lytton Industrial Estate have had a general factor of 2.50 applied, with Fisherman's Island having a factor of 2.50. Various parcels outside these three estates have had factors of between 2.0 – 3.0 applied. The main exception to this is a few very large parcels (40ha and over), that have had factors of up to 10 applied, in order to bring them in line with market value, and to improve relativity.
2, 15	SMA 15 is located in the suburb of Wynnum, off Tingal Road. With SMA 2 being found on Andrew Street, south west of the Wynnum CBD.	1.40 – 1.80	A factor range of between 1.40 – 1.80 has been applied to SMA 2 and 15, based on four unimproved sales located in these SMA's. All Industrial properties in the suburb of Wynnum are zoned Light Industry.
8	SMA 8 consists of the Manly Marina, and surrounding waterfront properties, located off Royal Esplanade, Manly.	2.0	A factor of 2 has been applied to SMA 8, based on the marina sale at Hemmant, and the valuation methodology of "Spinnaker Sound Marina Pty Ltd Vs The Valuer General" 19 th March 1990.
17	SMA 17 has a relatively small Industrial component and is located in the suburb of Wynnum West.	1.45 – 6.50	Smaller parcels of 2,000m ² or less have had a factor of 1.45 applied. Parcels ranging in size from 2,000m ² to 3 hectares have had a factor range of 1.80 – 3.5 applied. With scattered large parcels of over 3 hectares having factors of up to 6.50 applied to them, to bring them in line with market value and to improve relativity.

Application Summary for all Periods:

Industrial

Factor: 1.265	Support:	Basic:	Against:	Total
2006 Quarter: 1		1		1
Factor: 1.400	Support:	Basic:	Against:	Total
2005 Quarter: 4	1	1		2
2006 Quarter: 2	1			1
Factor: 1.450	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 1.550	Support:	Basic:	Against:	Total
2006 Quarter: 3		1		1
Factor: 2.250	Support:	Basic:	Against:	Total
2006 Quarter: 2			1	1
Factor: 2.500	Support:	Basic:	Against:	Total
2004 Quarter: 4		1		1
2005 Quarter: 3		1		1
2006 Quarter: 3	1			1
Factor: 2.800	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 3.700	Support:	Basic:	Against:	Total
2006 Quarter: 3		1		1
Factor: 4.500	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 5.000	Support:	Basic:	Against:	Total
2006 Quarter: 1		1		1
Total	3	10	1	14
Total Industrial	3	10	1	14

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
698/1	12	Thorne St, Wynnum	405m2	\$130,000	\$185,000	1.20	1.45
7029	4	North Rd, Wynnum West	873m2	\$210,000	\$305,000	3.30	1.45
4795/9	30	Inghams Plc, Hemmant	51,300m2	\$1,200,000	\$5,400,000	1.20	4.50
8620/206	25	Export St, Lytton	4,010m2	\$335,000	\$840,000	1.20	2.50
8620/123	42	Trade St, Lytton	5,143m2	\$410,000	\$1,050,000	1.20	2.55
4798/101	56	Gospport St, Hemmant	30,120m2	\$910,000	\$4,600,000	1.20	5

Tingalpa

SMA	LOCALITY	FACTOR	COMMENTS
2	The Industrial portion of SMA 2 is intersected by Newnham, Wishart and Broadwater Road, and is located in the suburb of Wishart.	1.50 – 2.60	A range of factors from 1.50 to 2.60 have been applied to the Industrial properties in SMA two to correct relativity, with the average factor being 2.20. All Industrial parcels in this suburb are zoned Light Industry
10	SMA 10 is located in Technology Park, an Industrial precinct initiated by the Department of Industrial Development. It is located in the suburb of Eight Mile Plains, and is bordered by the Pacific Motorway, Miles Platting Road and Logan Road.	1.65 – 1.85	1.85 is the standard factor for this suburb, though select properties had a factor of 1.65 applied to improve relativity. The only sales used to ascertain the factor increases, were from within Technology Park as land is only offered to established and emerging technology based companies.

Application Summary for all Periods: Industrial

Industrial -

Factor: 1.850	Support:	Basic:	Against:	Total
2005 Quarter: 3			1	1
2005 Quarter: 4			1	1
Factor: 1.900	Support:	Basic:	Against:	Total
2006 Quarter: 1		1		1
Factor: 2.100	Support:	Basic:	Against:	Total
2004 Quarter: 3				1
Total		1	2	3
Total Industrial		1	2	3

Released by DNRM under RTI Act 2009

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
4913/043	53	Brandl St, Eight Mile Plains	3,627m2	\$420,000	\$800,000	1.25	1.90
4913/049	7	Brandl St, Eight Mile Plains	7,526m2	\$830,000	\$1,525,000	1.25	1.85

Cooparoo

SMA	LOCALITY	FACTOR	COMMENTS
2	SMA 2 is located in the suburb of Cooparoo, the Industrial precinct is bordered by Main Avenue, Old Cleveland Road and Norman Creek.	1.50 – 2.00	The Cooparoo Industrial precinct is an older, established area, with very little movement in the market. The only sales found were of heavily improved properties, that have been analysed back to an Unimproved Capital Value. Parcels bordering the railway line and The Common had a factor of 1.50 applied. The remaining areas had a factor of 2.00 applied across the board.

Application Summary for all Periods:
Industrial

Factor: 1.850	Support:	Basic:	Against:	Total
2006 Quarter: 2		2		2
Factor: 2.000	Support:	Basic:	Against:	Total
2005 Quarter: 2		1		1
Total		3		3
Total Industrial		3		3

Released by DNRM under RTI Act 2009

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
2430	68	Morley St, Corrparoo	814m2	\$200,000	\$360,000	1.40	1.80
231	224	Old Cleveland Rd, Coorparoo	1,432m2	\$620,000	\$1,250,000	1.40	2.00

Belmont

SMA	LOCALITY	FACTOR	COMMENTS
insert number/s	Insert description of SMA/s	insert	Insert factor comments
14, 22 & 37	The Industrial component of the suburb of Tingalpa is located on New Cleveland Rd and Ingleston Rd.	1.75 to 4.00	Smaller lots ranging in size from 800m2 – 5,000m2 have received a factor of between 1.75 to 2.00. Larger parcels of 5,000m2 and above have received higher factors of between 3.00 to 4.00, in order to bring their previously low values closer in line with the market. The majority of the parcels in this estate are zoned General Industry, with a small number to the southern end zoned Future Industry.
40	Capalaba West consists of SMA 40, located on the border of the Redland Shire.	2.40 – 2.60	Capalaba has a small Industrial component located on Old Cleveland Rd, an average factor of 2.50 has been applied.
35	Mansfield is an established Industrial area at the intersection of Wecker, Newnham and Creek Rd.	1.85 – 3.70	An average factor of 1.85 has been applied to parcels within an area range of 2,000m2 to 15,000m2. Parcels of 15,000m2 and above have received an average factor of between 2.50 to 3.70 in order to correct relativity.

Application Summary for all Periods:

Industrial

Factor: 1.850	Support:	Basic:	Against:	Total
2005 Quarter: 4		1		1
Factor: 4.000	Support:	Basic:	Against:	Total
2006 Quarter: 2		1		1
Total		2		2
Total	Industrial	2		2

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
10151/013	28	DevlanSt, Mansfield	2,059m2	\$255,000	\$475,000	1.05	1.85
11881/24	107	Ingleston Rd, Wakerley	10,120m2	\$720,000	\$1,820,000	1.35	2.50
11287	334	New Cleveland Rd, Tingalpa	10,120m2	\$740,000	\$2,220,000	1.35	3

Balmoral

SMA	LOCALITY	FACTOR	COMMENTS
1, 2, 3 & 12	The Industrial component of the suburb of Bulimba is located on and around the main Commercial centre of Oxford Street, and on the water front of the Brisbane River at the northern end of Bulimba. As well as a small pocket to the north west.	1.40 – 1.65	A standard factor has been applied across the board to all Industrial properties in Bulimba. However the rates applied do not reflect Industrial rates of surrounding areas, as the majority of property purchased in this area is being held for future redevelopment as Residential Multi-Unit parcels. The exception to this is a factor of 1.65% applied to a small industrial pocket to the north west of Bulimba. All Industrial properties in this suburb are currently zoned Light Industry.
13,14 & 23	The suburb of Morningside is located at the start of the Trade Coast Precinct. Morningside is broken by Lytton Road, with SMA's 13 & 14 to the south, and SMA 23 located on the northern side, with numerous parcels fronting the Brisbane River.	1.75 – 5.50	A wide factor range has been applied to all SMA's in the suburb of Morningside, in order to correct relativity. Though the average factor range for dry Industrial parcels is between 2.00 – 3.00. Large increases of up to 5.50 have been applied to all sea bed leases in the area, based on a rare marina sale in Hemmant, supported by the large increase in sales of surrounding Industrial properties.
17 & 23	Murarrie is located in the heart of the Trade Coast Precinct, with SMA 23 continuing from Morningside through to Murarrie and Gibson Island. It is set on the northern side of Lytton road, with numerous parcels fronting the Brisbane River. SMA 17 is located to the south of Lytton Road, consisting of numerous separate Industrial precincts	1.35 – 4.00	Murarrie is a rapidly developing Industrial suburb, with particular focus being on the Rivergate Estate, located on the Brisbane River. The typical increase in this suburb has been between 2.50 – 3.00, based on four major sales in or around this estate. Though a wider range of factors has been used overall, in order to correct relativity.

Application Summary for all Periods: Industrial

Factor: 1.100	Support:	Basic:	Against:	Total
2005 Quarter: 1		1		1
Factor: 1.400	Support:	Basic:	Against:	Total
2006 Quarter: 1		2		2
Factor: 1.650	Support:	Basic:	Against:	Total
2006 Quarter: 2		1		1
Factor: 1.800	Support:	Basic:	Against:	Total
2005 Quarter: 1			1	1
Factor: 2.400	Support:	Basic:	Against:	Total
2005 Quarter: 4		1		1
Factor: 2.500	Support:	Basic:	Against:	Total
2005 Quarter: 4	1			1
Factor: 2.600	Support:	Basic:	Against:	Total
2005 Quarter: 1			1	1

Factor: 2.715	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 2.750	Support:	Basic:	Against:	Total
2007 Quarter: 3		1		1
Factor: 2.900	Support:	Basic:	Against:	Total
2006 Quarter: 2		1		1
Total	1	8	2	11
Total Industrial	1	8	2	11

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
4741	506	Lytton Rd, Morningside	274,900m2	\$12,000,000	\$33,000,000	1.50	2.75
5599	51	Michael St, Bulimba	405m2	\$150,000	\$247,500	1.80	1.65
8754/49	333	Queensport Dve, Murarrie	11,101m2	\$1,000,000	\$2,900,000	2.20	2.90
5399/2	27	Byron St, Bulimba	1,003m2	\$1,100,000	\$1,540,000	1.90	1.40
8754/25	185	Queensport Dve, Murarrie	10,210m2	\$1,160,000	\$2,800,000	1.80	2.40
8761/43002	55	Paringa Rd, Murarrie	6,000m2	\$700,000	\$1,900,000	1.50	2.70

Released by DNRM under RTI Act 2009

SECTION 4.1.12 Stephens Division (Commercial and Industrial)

Indicative - Values

SMA	LOCALITY	FACTOR	COMMENTS
Commercial			
1 and 4	Including mainly good quality commercial sites along Logan Road through the suburbs of Greenslopes, Holland Park and Mt Gravatt	Approx 1.5-2	Sites are designated MP3 or Special Purposes and include car sales yards. The values range from from approx. \$500/m2 to \$800/m2. The most valuable lands are situated at Logan Road Mt Gravatt.
2,3 and 6	Includes mainly secondary commercial lands situated off mayor roads. The suburbs include Tarragindi and Annerley.	Approx 1.00-1.5	Sites designated mp3 and MP4 and have value ranges of \$400/2 to \$600/m2
5,7,9 and 10	Includes good quality commercial lands located on Ipswich Road in the suburb of Annerley	Approx. 1.5-2	Value range for commercial property of \$450/m2 to \$900/m2
8	Includes good quality commercial lands on Ipswich Road and Beaudesert Road. The used car sales yards are part of the Magic Mile precinct	Approx 1-1.5	Values for used car yard sites are up to 4700/M2. The Moorooka strip shopping centre on Beaudesert Road is value at a rate of \$550/m2
11,12 and 13	Includes average quality commercial lands on Fairfield Road in the suburbs of Fairfield and Yeronga.	Approx. 1-1.5	Value range in the order of \$400-\$650
Industrial			
8	Industrial lands at Moorooka opposite the Magic Mile car yard precinct on Ipswich Road	Approx 1.2-2.3	Land value rates of \$150/m2 for large low lying sites to \$400/m2 for 600m2 sites in good position
12 and 13	Includes industrial precincts in suburbs of Yeronga, Yeerongpilly and Tennyson.	Approx 1.1 to 1.75	Land value rates vary from \$150/m2 for larger sites to \$450/m2 for good quality sites of approx. 800m2

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Commercial					
MT.GRAVATT					
LOGAN ROAD	MAIN RD Ftg	\$390-\$470M2	\$700-\$850M2	1.55	1.80
GREENSLOPES					
LOGAN ROAD	MAIN RD Ftg	\$365-\$480M2	\$600-\$700M2	1.40	1.45-1.75
ANNERLEY					
IPSWICH ROAD	MAIN RD Ftg	\$300-\$350M2	\$600-\$750M2	1.40	1.65
MOOROOKA					
BEAUDESERT RD	MAIN RD. Ftg	\$350-\$450M2	\$550-\$700M2	1.30	1.20
FAIRFIELD					
FAIRFIELD RD	MAIN RD Ftg	\$400-\$500M2	\$600-\$700M2	1.70	1.31
Industrial					

YERONGA					
HYDE ROAD	SECONDARY RD Ftg	\$90-\$290/M2	\$100-\$400/M2	1.4-2.25	1.30-1.90
MOOROOKA					
OFF MAGIC MILE	BACK ST Ftg	\$100-\$300/M2	\$150-\$400/M2	2.0	1.30-2.30
YEERONGPILL Y					
FAIRFIELD ROAD	MAIN RD Ftg	\$100-\$200/M2	\$200-\$380/M2	2.0	1.74-2.2
TENNYSON					
WALKER STREET	SIDE STREET Ftg	\$50-\$250/M2	\$150-\$440/M2	1.35-2.00	1.30-2.80

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
Commercial							
97/0000	1293	LOGAN	735M2	\$345000	\$620000	1.55	1.80
264/1000	579	LOGAN	930M2	\$450000	\$600000	1.40	1.33
4532/0000	460	IPSWICH	526M2	\$242500	\$400000	1.40	1.65
4620/2	976	IPSWICH	2741M2	\$1550000	\$1900000	2.00	1.22
8667/0000	146	BEAUDESERT	506M2	\$230000	\$275000	1.30	1.20
8720/1	125	BEAUDESERT	10270M2	\$2600000	\$5100000	1.57	1.95
11871/0000	443	FAIRFIELD	545M2	\$290000	\$380000	1.70	1.31
Industrial							
12858/1000	167	HYDE	15030M2	\$1400000	\$1950000	2.27	1.40
12862/1000	127	HYDE	1062M2	\$310000	\$425000	2.24	1.37
10082/0000	24	DEXTER	17890M2	\$1900000	\$2600000	2.00	1.37
10099/0000	14	KENSAL	610M2	\$172500	\$245000	2.00	1.42
11836/0000	769	FAIRFIELD	5767M2	\$1150000	\$2200000	2.00	1.90
13997/0000	26	WALKER	1644M2	\$420000	\$725000	2.00	1.73
14023/1000	1	CURZON	18240M2	\$1900000	\$3800000	2.00	2.00

SECTION 4.1.13 Major Shopping Centres

All drive-in centres throughout Brisbane below the level of Regional and Sub-Regional have been revalued by the Commercial / Industrial team.

There are approximately 123 centres above 4000m². Additional to this there are approximately 21 Regional and sub-Regional centres valued by Mr Mark Denman.

The valuation basis for the centres below sub-Regional comprise approximately 20-25 sales of vacant land varying in size from approximately 3,300 m² to 39,000 m². The applied value range is approximately \$400/m² to \$1500/m².

The unimproved value of the larger sites, i.e. in excess of 10,000 m² is based upon four basic vacant land sales and one supporting sale. The sales directory is V:\Revaluation\July 2006\Sales Schedule\Commercial\Commercial Sales. These sales show applied levels of between \$460/m² to \$700/m² of land area.

The supporting sale, which is partly improved, has an applied improved site of \$520/m² for an area of 19,430m². Details of the analysis is on the SVS sales file.

There have been major increases for drive in shopping centres throughout Brisbane. The range of increases can be summarised as follows:-

- Southern and South-eastern Divisions – increase 1.48 – 3.09
- Southern and South-western Divisions – increase 1.40 – 5.00
- Northern and North-eastern Divisions – increase 1.40 – 5.80
- Northern and North-western Divisions – increase 1.36 – 2.70

Released by DNRM under RIPA Act 2009

SECTION 4.2

VALUATION ALLOWANCES USED

TYPE OF ALLOWANCE	RATE
Corner Influence (CI)	Established Residential +5 to 10% with exceptions New Residential Estates 0% Commercial +5 to 30%
Shape (S)	Up to +10% max
Bulk Allowance (BA)	Maximum of 20%

Improvement Name	Comments	IMPCost	IMPUnits
Clearing 1) <600m ²	Medium Density Scrub	\$3,000.00	/Site
Clearing 2) 600-1000m ²	Medium Density Scrub	\$3,750.00	/Site
Clearing RHS		\$20,000.00	/ha
Dam Small		\$1,500.00	/Dam
Demolition House -\$8000		\$8,000.00	
Fencing - rural 1.4m TTPost Chain wire	Rural res	\$40.00	m
Fencing 120cm mesh roll chain wire		\$40.00	/m2
Fencing- 140cm Tubular Steel	fleur de lis top	\$82.00	m
Fencing 150cm Timber	New Condition	\$59.00	/m
Fencing 180cm Colour bond	Colour bonded both sides, Metal caped with metal posts and rails	\$62.00	/m
Fencing 180cm Rendered Block	Approximate cost including footings, Block wal construction, cement render and + Granotex type coating to \$36/m ² .	\$250.00	/m
Fencing 180cm Timber (2 rail)	New Condition	\$62.50	/m
Fencing 950cm tubular steel	(previous cost fence company \$14pm installation cost Loop Top fence \$58pm	\$92.00	
Fencing Security 1800mm (+ Barb)	Galvanised security fencing 2100mm high including gates.	\$48.00	/m2
Fencing spot value	Spot value	\$1,000.00	each
Fencing(Rural)	Bill had \$1000/km but need to add 30% for timber posts	\$2,700.00	km
Fill - (Cut to Fill discounted)	Discounted due prospect of selling spoil from massive cutting.	\$3.50	/m3
Fill - (pumped 4m)		\$60.00	/m

Fill - Sovereign Islands (Amened 3m)		\$45.00	/m ²
Fill & Rock Wall m2Yatala Industrial	As supplied by developer for Angel Street, Staplyton development.	\$8.35	m2
Fill (Cut to fill: The Dales)	See file for specifics	\$12.00	/m2
Fill Azure Island - Average Dev/mt costs	Imported Fill 1.54 m3/m2 @ \$15/m3; cut to fill 0.11m3/m2 @ \$5/m3 - adopting \$24.00/m2	\$24.00	/m2
Fill Benowa Waters (Amended)	See appeal/objection decisions	\$40.00	/m2
Fill Burleigh Waters \$7.50m3 (Amended)	Part pumped part imported fill for the estate.	\$15.00	/m3
Fill Canal Pumped (Amended)		\$15.00	/m3
Fill Cut lower Dover Drive	Approximately 2m3 of cut and fill throughout this portion of the estate.	\$6.50	/m3
Fill -pumped canal fill (2.5m)		\$37.50	/m
Filling Cut/Fill	Cost for Medium size Development	\$5.00	/m3
Filling Cut/Fill - (Rawlinsons) 2005		\$9.00	/m3
Filling Cut/Fill - Indy Court Ind. Est.	Averaged improvements over the estate. Quantities as follows: 58,300m3 cut to fill @ \$5.50 = \$292,500 3,000m3 imported fill @ \$12.50/m3 = \$37,500 \$292,500 + \$37,500 = \$330,000 / 61,500m3 = \$5.37/m3 Adopted \$5.50/m3	\$5.50	/m3
Filling Cut/Fill (Rawlinsons)	Cost for Medium size Development	\$7.50	/m3
Filling Cut/Fill- DHB Ind. Estate		\$6.70	/m3
Filling Hydraulically Placed (Preloaded) (Amended)	Sand Pumping but requiring preloading 50% extra)	\$15.00	/m3
Filling Hydraulically Placed (Amended to Import)	(Sand Pumping canals and river front land)	\$15.00	/m3
Filling Import / Compacted	Cost for Medium size Development	\$15.00	/m3
Garage Shed Fully Enclosed RollerDR Gutter Conc Fl	Garage sheds Fully Enclosed, Concrete Floor Guttering, Roller Door	\$220.00	/m ²
Paving (Brick)	Estimate	\$50.00	/sqm
Pool - in ground concrete		\$20,000.00	Each
Power Underground	underground power cost from meter (25 meter extension connection)	\$18.00	/m
Retain Wall Lake Concrete (Amended)	New Condition	\$200.00	/m

Retain Wall River (HD) (Amended)	New Condition	\$1,200.00	/m
Retaining wall		\$250.00	/m
Retaining wall brick 1m	23 cm thick	\$160.00	/m ²
Retaining Wall Concrete /sqm	Standard straight concrete retaining wall	\$250.00	/sqm
Retaining Wall Rock	1m x up to 2m high	\$145.00	/m ²
Retaining Wall Timber	1m x up to 2m high	\$140.00	/sqm
Retaining Wall Timber 1m	Approximate Value	\$130.00	/m
Rev.Wall Benowa Waters -river	See appeal decisions.	\$675.00	/m
Rev.Wall Sovereign Islands		\$2,000.00	/m
Sales office / Storage		\$400.00	/m ²
Shed (Garden - Colour bond)	Shane Actual cost - Fully installed, colour bond with 75mm concrete slab	\$150.00	/m ²
Shed Large Rural	Average cost used 18*9*4.2 (\$130/m ²) Fully enclosed	\$120.00	/m ²
Tennis Court		\$30,000.00	Each

Released by DNRM under RTI Act 2009

SECTION 5.0 RELATIVITY WITHIN BRISBANE

Relativity between valuations throughout Brisbane was set within the Commercial Industrial team by reference to a ‘key’ sales schedule for both commercial and industrial properties. Valuers made reference to separate schedules based on quality and size showing actual applied values. These schedules are accessed from the SVS Sales System.

SECTION 5.1 RELATIVITY WITH ADJOINING AREAS

Reference was made to the sale schedules and applied values for commercial and industrial properties from the adjoining Local Authorities of Logan, Pine Rivers, and Ipswich. Their research was not considered of assistance in the application of values within Brisbane City.

Released by DNRM under RTI Act 2009

**SECTION 6.0 SCHEDULE OF PERCENTAGE INCREASES –
COMMERCIAL AND INDUSTRIAL THROUGHOUT
ALL BRISBANE DIVISIONS**

Division	Industrial	Commercial	Remarks
1000/01	104%	71%	Balmoral
1000/02	140%	140%	Belmont
1000/03	78%	34%	Coorparoo
1000/04	38%	34%	South Brisbane
1000/05	65%	50%	Stephens
1000/06	102%	98%	Tingalpa
1000/07	128%	146%	Wynnum
1000/08	119%	29%	Hamilton
1000/09	55%	34%	Ithaca
1000/10	88%	64%	Kedron
1000/11	99%	38%	Sandgate
1000/12	53%	45%	Taringa
1000/13	122%	48%	Toombul
1000/14	31%	28%	Toowong
1000/15	50%	99%	Brisbane
1000/16	56%	71%	Enoggera
1000/17	74%	59%	Moggill
1000/18	110%	98%	Sherwood
1000/19	74%	50%	Windsor
1000/20	111%	104%	Yeerongpilly
Overall	86%	78%	

SECTION 7.0 CORE COMMERCIAL AND INDUSTRIAL SALES - THROUGHOUT BRISBANE

All sales investigations saved on SVS sales file. Attached is a list of “Key” sales which formed the basis for the Revaluation throughout Brisbane.

Commercial Key Sales

LGA ValNo	Address	Sale Date	Area	Sale Price	04 UV
1000/11-266/00	65 Rainbow St Sandgate	20-Jul-06	693	\$390,000	\$147,000
1000/15-02280/0000000	36 Little Edward St Spring Hill	02-Mar-06	410	\$845,000	\$620,000
1000/19-4498/0000000	73 Enoggera Rd Newmarket	19-Dec-05	798	\$800,000	\$320,000
1000/15-01713/0000000	109 Leichhardt St Spring Hill	08-Nov-05	465	\$2,341,000	\$1,100,000
1000/15-707/0000000	1021 Ann St Fortitude Valley	30-Jun-05	501	\$690,000	\$615,000
1000/04-658/00	152 Melbourne St South Brisbane	09-Jun-05	921	\$2,970,000	\$1,500,000
1000/04-510/00	56 Manning St South Brisbane	24-May-05	455	\$720,000	\$420,000
1000/04-469/00	42 Cordelia St South Brisbane	24-Dec-04	1821	\$3,400,000	\$1,850,000
1000/16-8745	6 Browns Dip Rd Enoggera	12-Sep-05	1487	\$925,000	\$385,000
1000/01-40170740	2082 CREEK RD Murarrie	12-Jul-05	10420	\$4,011,700	\$750,000
1000/20-14597/00	99 Postle St Acacia Ridge	03-Jul-06	2403	\$1,650,000	\$165,000
1000/19-3264/0000000	60 Hudson Rd Albion	10-Jan-10	5566	\$7,500,000	\$1,950,000
1000/15-5557/00	68 Commercial Rd Newstead	06-Oct-05	519	\$950,000	\$450,000
1000/14-649	594 Milton Road Toowong	12-Sep-05	4683	\$6,700,000	\$2,925,000
1000/12-30/0000000	260 Moggill Road INDOOROOPILLY	20-Feb-05	943	\$1,700,000	\$540,000
1000/15-02593/0000000	630 Wickham St Fortitude Valley	19-Dec-05	344	\$650,000	\$610,000
1000/13-251/0000000	1289 Sandgate Rd Nundah	10-Jan-10	870	\$1,250,000	\$453,000
1000/15-5513/0	22 Wandoo Fortitude Valley	18-Oct-06	470	\$1,710,000	\$500,000
1000/15-5513/0	22 Wandoo Fortitude Valley	18-Oct-06	470	\$1,710,000	\$500,000
1000/10-9996/5000000	75 Kittyhawk Dve Chermside	02-Aug-06	14780	\$20,500,000	\$10,300,000
1000/13-271/0000000	1159 Sandgate Rd Nundah	06-Jun-06	906	\$1,115,000	\$673,000
1000/12-5559	159 Clarence Road Indooroopilly	16-Mar-06	630	\$1,129,000	\$210,000
1000/13-4873/0	18-22 Station St Nundah	03-Mar-06	1215	\$1,500,000	\$725,000
1000/10-9943/0000000	15 KINGSMILL ST Chermside	28-Feb-06	809	\$685,000	\$280,000
1000/13-4885/0000000	23 Wood St Nundah	16-Feb-06	400	\$350,000	\$141,000
1000/13-4876/0000000	26 Station St Nundah	15-Dec-05	809	\$1,030,000	\$500,000
1000/13-252/0000000 253/0000000	1283 Sandgate Rd 1285 Sandgate Rd Nundah	14-Sep-05	992	\$1,446,500	\$800,000

1000/10-10047/0000000	27 Playfield St Chermside	04-May-05	1721	\$1,402,500	\$1,000,000
1000/14-4	601 Coronation Dve Toowong	14-Mar-05	2665	\$4,939,000	\$3,200,000
1000/15-5327/0000000	16 Chester St Newstead	30-Jan-05	298	\$700,000	\$450,000
1000/15-716/0000000	927 Ann St Fortitude valley	18-Jan-05	405	\$875,000	\$615,000
1000/13-259/0000000	1241 Sandgate Rd Nundah	17-Jun-04	13325	\$10,000,000	\$1,000,000
1000/06-2802	26 Norton Street Upper mount gravatt	29-Jul-05	971	\$1,250,000	\$200,000
1000/10-99/00100/0000000	714 Gympie Rd 708 Gympie Rd Chermside	20-Jan-06	1852	\$1,205,000	\$1,000,000
1000/06-61/3310000	1932 Logan Rd Upper mount gravatt	19-Oct-05	13480	\$11,015,185	\$5,400,000
1000/15-2673/1	458 Brunswick St Fortitude valley	18-May-05	1826	\$4,000,000	\$2,200,000
1000/08-7/0000000	32 Agnes St Albion	06-Dec-04	5658	\$4,300,000	\$2,500,000
1000/08-492/0000000	153 Racecourse Rd Ascot	10-Jan-10	405	\$1,000,000	\$410,000
1000/10-294/0000000	1899 Gympie Rd Bald hills	19-Jul-06	8923	\$4,150,000	\$1,700,000
1000/20-12771/0000000	36 Tenby St Mount gravatt	25-May-06	733	\$566,500	\$350,000
-328374	188 Moggill Rd Indooroopilly	09-May-06	1166	\$1,825,000	\$870,000
1000/02-9024196	5 Selborne Street Mount gravatt east	01-Apr-06	645	\$422,500	\$180,000
1000/05-5217	50 Lambton St Annerley	21-Dec-05	407	\$375,000	\$207,500
1000/20-16552/1200000	662 Compton Rd Calamvale	06-Dec-05	55980	\$16,000,000	\$6,400,000
1000/16-943/00	33 Elgin St Alderley	30-Nov-05	994	\$1,260,000	\$600,000
1000/10-323/00	1355 Gympie Rd Aspley	28-Nov-05	653	\$590,000	\$342,000
1000/18-11767/00	11 Amazons Pl Jindalee	21-Oct-05	39270	\$25,883,000	\$4,800,000
1000/17-21/50001	9 Marshall Lane Kenmore	27-Sep-05	7020	\$7,150,000	\$2,450,000
1000/12-16 17 14 2839	12 Swann Rd 216 Moggill Rd 226 Moggill Rd 222 Moggill Road Indooroopilly	19-Sep-05	5306	\$7,975,000	\$4,135,000
1000/18-10302/6100000	33 Riverhills Rd Middle park	19-Jul-05	3312	\$1,800,000	\$660,000
1000/10-19886/0000000	403 Zillmere Rd Zillmere	16-Jul-05	607	\$290,000	\$116,000
1000/09-2345	16 Ashgrove Avenue Ashgrove	14-Jul-05	6039	\$6,800,000	\$3,200,000
1000/15-5749/2000000	84 Longland St Newstead	31-May-05	4677	\$8,250,000	\$3,400,000
1000/11-3585	28 Lagoon St Sandgate	22-Apr-05	1338	\$1,220,000	\$275,000
1000/15-2692/0000000	612 Brunswick St New farm	14-Feb-05	587	\$930,000	\$630,000
1000/09-3254	26 Harry Street Ashgrove	18-Aug-04	405	\$350,000	\$285,000
1000/09-3256	30 Harry Street Ashgrove	16-Jul-04	1143	\$987,000	\$800,000
1000/11-2693/0000000	86 Brighton Rd Sandgate	11-Jun-04	1315	\$1,487,000	\$737,000
1000/09-3261	20 Stewart St Ashgrove	25-Feb-04	463	\$471,000	\$393,500

1000/05-11730	38 Brougham Fairfield	16-May-03	5159	\$2,713,636	\$2,450,000
1000/10-144/0000000	1090 Gympie Rd Chermside	21-Jun-05	1672	\$2,200,000	\$594,000
1000/05-4754/0000000 4751/1 4753/0	487 Ipswich Rd 493 Ipswich Rd 483 Ipswich Rd Annerley	20-Apr-05	4333	\$4,269,000	\$2,140,000
1000/05-4532/0	460 Annerley Rd Annerley	20-Aug-03	526	\$350,000	\$252,500
1000/03-2696	189 Cavendish Rd Coorparoo	01-Jun-04	814	\$1,045,000	\$410,000
1000/07-2603	197 STRATTON TCE Manly	12-Aug-06	405	\$675,000	\$350,000
1000/09-7619	44 Macgregor Terrace Bardon	31-Oct-06	1596	\$1,000,000	\$707,500
1000/19-6937/0000000 6936/0000000	7 Days Rd 3 Days Rd Grange	14-Jul-06	883	\$840,000	\$302,500
1000/08-1864/0000000	533 Sandgate Rd Clayfield	06-Jul-06	1295	\$850,000	\$370,000
1000/16-3721/00003	161 Dawson Parade Keperra	09-Dec-05	5146	\$1,400,000	\$643,000
1000/15-6318/0000000	8 Brookes St Fortitude valley	28-Jan-05	378	\$455,000	\$385,000
1000/07-5365	202 Preston Road Manly west	13-Jan-05	810	\$475,000	\$200,000
1000/03-9044021	4 Newman Av Camp hill	19-Apr-05	534	\$610,000	\$295,000
1000/02-40715425	3260-3266 Old cleveland Rd Capalaba west	15-Mar-06	8252	\$1,760,000	\$700,000
1000/02-288/00	871 Old cleveland Rd Carina	18-Jan-06	506	\$600,000	\$232,500
1000/02-00322/0000000	1567 Wynnum Rd Tingalpa	12-Sep-05	1323	\$870,000	\$307,500
1000/07-307/5000000	1799 Wynnum Rd Tingalpa	07-Jul-05	3814	\$1,672,000	\$415,000
1000/20-8314/0000000	148 Turton St Sunnybank	25-Mar-05	1310	\$780,000	\$350,000
1000/10-3610/1000000	35 Burdett St Albion	17-May-06	17557	\$20,000,000	\$1,500,000
1000/08-4351/0000000	29 Hercules St Hamilton	29-Jun-06	15846	\$19,500,000	\$2,375,000
1000/10-7975/0000000	202 Shaw Rd Wavell heights	13-Sep-05	809	\$425,000	\$230,000
1000/10-445/0000000	449 Gympie Rd Kedron	15-Jun-05	1242	\$740,000	\$540,000
1000/10-55/0000000	366 Gympie Rd Kedron	05-Jun-05	809	\$600,000	\$182,500
1000/18-6863/0000000	241 Sinnamon Rd Jindalee	11-Mar-05	2370	\$1,650,000	\$495,000
1000/09-1856/1	8 Runic Street Bardon	09-Mar-05	2119	\$945,000	\$542,500
1000/01-6306/0000000	84 Barrack Rd Cannon hill	27-Jan-05	506	\$325,000	\$180,000
1000/20-11149/4000000	417 Mains Rd Sunnybank	22-Apr-05	706	\$650,000	\$192,500
1000/19-6449/0000000	124 Kedron brook Rd Wilston	04-Jul-06	1274	\$1,100,000	\$100,000
1000/19-6443/0000000	70 Kedron brook Rd Wilston	19-Jun-06	804	\$630,000	\$275,000
1000/13-113/0000000	1386 Sandgate Rd Nundah	08-Aug-05	1045	\$750,000	\$350,000
1000/10-	164 Gympie Rd Kedron	25-May-05	706	\$462,000	\$227,500

12/0000000					
1000/15-3170/0000000	39 Berwick St Fortitude valley	01-Mar-05	450	\$950,000	\$720,000
1000/15-2637/0	88 Brunswick St Fortitude valley	28-Nov-05	759	\$950,000	\$690,000
1000/01-401235502	11-17 Southgate Av Cannon hill	01-Nov-04	3655	\$1,650,000	\$730,000
1000/05-4620/2	976 Ipswich Rd Moorooka	12-Jan-06	2741	\$2,100,000	\$1,550,000
1000/09-243/2000000	57 Musk Av Kelvin grove	19-Sep-06	7067	\$9,750,000	\$6,500,000
1000/14-98/00	8 Mcdougall St Milton	03-Jul-06	830	\$2,000,000	\$560,000
1000/09-275/96 7275/97	76-88 Musk Avenue Kelvin grove	01-Jul-06	3778	\$7,000,000	\$3,250,000
1000/11-266/00	65 Rainbow St Sandgate	20-Jul-06	693	\$390,000	\$147,000
1000/15-02280/0000000	36 Little edward St Spring hill	02-Mar-06	410	\$845,000	\$620,000
1000/19-4498/0000000	73 Enoggera Rd Newmarket	19-Dec-05	798	\$800,000	\$320,000
1000/15-01713/0000000	109 Leichhardt St Spring hill	08-Nov-05	465	\$2,341,000	\$1,100,000
1000/15-707/0000000	1021 Ann St Fortitude valley	30-Jun-05	501	\$690,000	\$615,000

Released by DNRM under RTI Act 2009

Industrial – Key Sales

LGA – Val No	Address	Sale Date	Area m2	Sale Price	04 UV
1000/20-24239/9000000 24239/8000000	16 Mahogany Ct 17 Mahogany Ct Willawong	11-May-05	12437	\$1,639,730	\$400,000
1000/04-7874/00	2 Kennedy Tce East brisbane	22-Apr-05	506	\$440,000	\$300,000
1000/18-11800/0000000 11799/00	27 Bellwood St 19 Bellwood St Darra	10-Mar-06	13550	\$1,050,000	\$720,000
1000/13-10872/9	351 Main Myrtletown Rd Pinkenba	10-Jan-10	4679	\$935,800	\$230,000
1000/13-10712/2000000	120 Lamington Av Eagle Farm	10-Jan-10	1559220	\$44,000,000	\$8,200,000
1000/18-12103/00	47 Acanthus St Darra	27-Sep-06	9336	\$2,100,000	\$660,000
1000/13-11046/0000000	119 Sandmere Rd Myrtletown	19-Jul-06	17390	\$2,710,400	\$325,000
1000/13-10984/0000000	68 Brownlee St Myrtletown	01-Jul-06	11129	\$1,246,448	\$290,000
1000/13-11013/0000000	125 Main beach Rd Myrtletown	19-Apr-06	1623	\$570,000	\$110,000
1000/13-10979/00	338 Bancroft Rd Myrtletown	15-Apr-06	16960	\$1,257,375	\$127,000
1000/13-11003/00	126 Main beach Rd Myrtletown	24-Mar-06	20230	\$2,200,000	\$325,000
1000/13-10996/1000000	310 - 316 Bancroft Rd Myrtletown	21-Mar-06	18753	\$1,400,000	\$203,000
1000/20-23460/0	151 Tile St Wacol	17-Feb-06	16190	\$930,000	\$285,000
1000/20-23461/00	145 Tile St Wacol	17-Feb-06	16190	\$930,000	\$200,000
1000/13-11011/00	153 Main beach Rd Myrtletown	08-Feb-06	20230	\$1,501,668	\$255,000
1000/13-11044/00	161 Sandmere Rd Myrtletown	08-Feb-06	17460	\$1,297,976	\$220,000
1000/13-10740/00	14 Orsova St Pinkenba	08-Feb-06	1443	\$555,555	\$38,500
1000/20-24225/0000000	12 Commerce Pl Larapinta	23-Dec-05	10070	\$2,266,214	\$650,000
1000/13-10724/5000000	61 Randle Rd Pinkenba	17-Nov-05	45910	\$10,000,000	\$790,000
1000/20-23459/0	177 Tile St Wacol	27-Oct-05	16190	\$880,000	\$285,000
1000/13-11006/0000000	180 Main beach Rd Myrtletown	24-Oct-05	20230	\$1,500,000	\$255,000
1000/13-11021/0000000	25 Main beach Rd Myrtletown	23-Aug-05	4047	\$625,000	\$77,000
1000/13-11015/1000000	115 Main beach Rd Myrtletown	18-Aug-05	20230	\$1,210,000	\$325,000
1000/13-10977/9000000	175 Dutton Rd Myrtletown	16-Aug-05	28800	\$1,400,000	\$255,000
1000/05-13999	30 Walker St Tennyson	02-Jun-05	814	\$380,000	\$240,000
1000/05-14000	34 Walker St Tennyson	13-May-05	809	\$380,000	\$240,000
1000/20-14550/0	20 Postle St Coopers plains	01-Jul-04	1894	\$483,638	\$285,000
1000/20-14362/0000000	68 Richland Av Coopers plains	05-Apr-04	683	\$195,000	\$102,000
1000/13-11010/1000000	167 Main beach Rd Myrtletown	28-Feb-06	6070	\$550,000	\$121,000
1000/13-10755/2000000	19 Orient Av Pinkenba	06-Feb-06	4631	\$1,067,000	\$217,500
1000/05-14277/0000000	4 Pulle St Yeerongpilly	31-Oct-05	6969	\$2,630,575	\$182,500
1000/20-23366/00	471 Progress Rd Wacol	18-Oct-05	23640	\$1,349,700	\$430,000
1000/05-14000/0	34 Walker St Tennyson	12-Jul-05	809	\$380,000	\$240,000
1000/10-25999/0000000	44 Telford St Virginia	15-Apr-05	4047	\$890,000	\$460,000
1000/13-10872/2000000	387 Main Myrtletown Rd Pinkenba	27-Jul-04	12185	\$927,872	\$247,500
1000/20-3068/0	120 Learoyd Rd Acacia ridge	22-Apr-03	17670	\$690,000	\$285,000
1000/10-26003/1000000	70 Telford St Virginia	10-Jan-10	3019	\$950,000	\$380,000
1000/13-11174/0000000	200 Holt St Pinkenba	10-Jan-10	31880	\$4,782,000	\$1,800,000
1000/01-4741	506 Lytton Rd Morningside	18-Sep-07	274900	\$45,100,000	\$12,000,000
1000/13-7723/3010000	73 Depot St Banyo	18-Aug-06	2390	\$801,845	\$370,000
1000/13-7723/3080000	7 Earnshaw Rd Banyo	09-Aug-06	2354	\$776,936	\$385,000
1000/20-24238/2000000	22 Gardens Dve Willawong	26-Jul-06	2620	\$907,500	\$250,000
1000/13-11180/1000000	720 Macarthur av central Pinkenba	20-Jun-06	4157	\$1,965,700	\$360,000
1000/02-9214/1	236 New cleveland Rd Tingalpa	05-Jun-06	30030	\$2,900,000	\$595,000
1000/13-7723/318	86-96 Depot St Banyo	30-May-06	8446	\$2,973,424	\$1,100,000
1000/13-7723/3200000	218 Depot St Banyo	17-May-06	4242	\$1,353,413	\$595,000
1000/13-7723/3100000	10 Depot St Banyo	09-May-06	3203	\$1,023,168	\$525,000
1000/13-7723/3070000	25 Depot St Banyo	09-May-06	2664	\$849,335	\$425,000
1000/13-10989/6500000	103 Brownlee St Myrtletown	05-May-06	19480	\$3,500,000	\$435,000
1000/13-7723/3120000	30 Depot St Banyo	02-May-06	3432	\$1,283,741	\$535,000

1000/13-10043/5500000	17 Buchanan Rd Banyo	27-Apr-06	2058	\$800,000	\$187,500
1000/13-7723/3	26 Crockford St Banyo	26-Apr-06	4503	\$1,510,756	\$700,000
1000/01-8754/49	333 Queensport Rd Murarrie	05-Apr-06	11010	\$3,366,000	\$1,000,000
1000/20-12106/6400000	15 West link Pl Richlands	03-Apr-06	6651	\$1,340,625	\$460,000
1000/13-10991/1600000	87 Bancroft Rd Myrtletown	24-Feb-06	9187	\$1,914,000	\$202,500
1000/20-24225/1100000	11 Distribution St Larapinta	23-Dec-05	8510	\$2,673,525	\$575,000
1000/20-12306/5000000	20 Westgate St Wacol	23-Dec-05	17150	\$4,400,000	\$1,150,000
1000/18-10801/3330000	18 Neon St Sumner	23-Dec-05	4134	\$825,000	\$370,000
1000/13-10991/1400000	113 Bancroft Rd Myrtletown	23-Dec-05	10830	\$2,172,000	\$235,000
1000/20-24244/6270000	47 Moreton St Heathwood	22-Dec-05	2785	\$557,000	\$280,000
1000/20-23338/4400000	30 Enterprise St Richlands	21-Dec-05	7072	\$1,012,000	\$640,000
1000/10-8383/00	590 Rode Rd Chermside	18-Dec-05	11000	\$2,670,000	\$350,000
1000/20-15265/6360000	0 Iris Pl Acacia ridge	14-Dec-05	3656	\$1,133,000	\$385,000
1000/13-10991/1500000	103 Bancroft Rd Myrtletown	18-Nov-05	15840	\$3,300,000	\$350,000
1000/20-12106/6500000	7 West link Pl Richlands	17-Nov-05	6374	\$1,529,000	\$470,000
1000/05-11837/00	747 Fairfield Rd Yeerongpilly	31-Oct-05	4774	\$1,870,000	\$950,000
1000/01-8754/2500000	185 Queensport Rd Murarrie	27-Oct-05	10210	\$3,190,000	\$1,160,000
1000/18-10801/3370000	34 Neon St Sumner	29-Sep-05	2489	\$230,000	\$270,000
1000/01-8761/43002	55 Paringa Rd Murarrie	20-Sep-05	6000	\$2,200,000	\$700,000
1000/07-4795/9000000	30 Inghams Pl Hemmant	20-Sep-05	51300	\$6,600,000	\$1,200,000
1000/20-24239/3000000	20 Buttonwood Pl Willawong	16-Sep-05	15640	\$3,664,920	\$940,000
1000/18-11761/3700000	28 Limestone St Darra	13-Sep-05	9287	\$1,188,000	\$700,000
1000/20-15265/5444000	14 Murdoch Crct Acacia ridge	23-Aug-05	4477	\$1,500,000	\$760,000
1000/13-6466/0000000	358 Melton Rd Northgate	11-Aug-05	405	\$362,000	\$138,000
1000/18-11963/0	2990 Ipswich Rd Darra	02-Aug-05	34470	\$4,400,000	\$2,800,000
1000/07-8620/2060000	25 Export St Lytton	15-Jul-05	4010	\$1,045,000	\$335,000
1000/07-9994/4000000	45 Canberra St Hemmant	12-Jul-05	2009	\$660,000	\$200,000
1000/20-23080/0000000	680 Boundary Rd Richlands	04-Jul-05	21980	\$3,520,000	\$1,000,000
1000/10-23177/9000000	12 Matheson St Virginia	01-Jul-05	759	\$440,000	\$200,000
1000/10-19874/0000000	485 Zillmere Rd Zillmere	10-Jun-05	31360	\$5,900,000	\$1,850,000
1000/20-1938/5500000	1661 Beaudesert Rd Acacia ridge	27-May-05	41780	\$8,356,000	\$3,400,000
1000/18-12104/1000000	31 Acanthus St Darra	17-May-05	11560	\$1,100,000	\$925,000
1000/18-11761/2900000	45 Limestone St Darra	15-Apr-05	17420	\$2,200,000	\$1,100,000
1000/20-1482/9800000	71 Sperling St Rocklea	23-Mar-05	2362	\$645,000	\$335,000
1000/20-24238/3970000	95 Gardens Dve Willawong	04-Mar-05	1862	\$308,800	\$170,000
1000/01-8754/4000000	210 Queensport Rd Murarrie	09-Feb-05	7524	\$1,300,000	\$600,000
1000/01-8901/1120000	69 Alexandra Pl Murarrie	03-Feb-05	5811	\$863,500	\$720,000
1000/10-23210/1000000	58 Pineapple St Zillmere	25-Jan-05	23850	\$4,125,000	\$1,300,000
1000/07-8620/123	42 Trade St Lytton	10-Dec-04	5143	\$1,320,000	\$410,000
1000/02-9214/1	236 New cleveland Rd Tingalpa	02-Dec-04	30030	\$2,100,000	\$595,000
1000/20-14086/0000000	540 Boundary Rd Archerfield	15-Apr-04	1084	\$473,000	\$230,000
1000/20-23081/0	772 Boundary Rd Richlands	19-Jan-04	42900	\$3,460,000	\$1,700,000
1000/13-7690/0000000	89 Frederick St Northgate	16-Aug-05	21744	\$5,600,000	\$1,150,000
1000/18-12309/7500000	29 Industrial Av Wacol	01-Jun-06	22500	\$4,207,500	\$1,400,000
1000/18-12130/0950000	93 Wolston Rd Riverhills	04-May-06	4000	\$924,000	\$385,000
1000/13-11218/3000000 11218/3002000	10 Chapman Pl 8 Chapman Pl Pinkenba	01-Mar-06	4184	\$1,650,000	\$310,000
1000/13-11265/0000000	57 Harvey St Eagle farm	21-Nov-05	6432	\$2,750,000	\$780,000
1000/13-10991/1550000	93 Bancroft Rd Myrtletown	18-Nov-05	10550	\$1,714,614	\$190,000
1000/20-1360/4	56 Boundary Rd Rocklea	19-Oct-05	5242	\$1,350,000	\$730,000
1000/10-24717/0000000	1880 Sandgate Rd Virginia	25-Jul-05	8696	\$2,811,462	\$640,000
1000/13-10991/1530000	97 Bancroft Rd Myrtletown	25-Jul-05	9508	\$1,375,275	\$170,000
1000/13-11223/0000000	56 Lavarack Av Eagle farm	14-Jul-05	7828	\$2,640,000	\$690,000
1000/13-10989/7000000	55 Brownlee St Myrtletown	12-Jul-05	10600	\$1,947,220	\$230,000
1000/13-10989/6200000	111 Brownlee St Myrtletown	07-Apr-05	13060	\$2,310,000	\$290,000

1000/13-11135/2000000	1388 Kingsford smith Dve Pinkenba	17-Mar-05	1040	\$255,750	\$160,000
1000/18-12130/0890000	133 Wolston Rd Riverhills	28-Jan-05	4560	\$486,057	\$415,000
1000/13-7734/0000000	16 Crockford St Northgate	05-Nov-04	16220	\$4,600,100	\$1,250,000
1000/05-11837	747 Fairfield Rd Tennyson	31-Oct-05	4774	\$1,870,000	\$950,000
1000/20-24243/3800000	81 Stradbroke St Heathwood	15-Sep-06	9551	\$1,700,000	\$680,000
1000/20-	75 Stradbroke St Heathwood	01-Mar-06	9410	\$755,000	\$342,000
1000/20-	81 Stradbroke St Heathwood	04-Nov-05	9551	\$1,320,000	\$430,000
1000/20-23059/1000000	145 Archerfield Rd Richlands	09-Mar-05	27250	\$3,190,000	\$1,200,000
1000/07-7036/00	141 Lindum Rd Hemmant	14-Jul-06	1327	\$566,500	\$300,000
1000/15-6398/00	10 Prospect St Fortitude valley	29-May-06	253	\$650,000	\$310,000
1000/15-5783/00	14 Austin St Newstead	16-Mar-06	506	\$825,000	\$510,000
1000/15-5782/1000000	12 Austin St Newstead	15-Mar-06	511	\$730,000	\$510,000
1000/15-5810/00	9 Byres St Newstead	10-Mar-06	341	\$715,000	\$350,000
1000/01-5399/2000000	27 Byron St Bulimba	03-Mar-06	1003	\$1,750,000	\$1,100,000
1000/01-5399/2500000	25 Byron St Bulimba	03-Mar-06	988	\$1,750,000	\$1,100,000
1000/07-710	20-22 Mungala St Wynnum	01-Mar-06	1012	\$447,500	\$332,500
1000/15-5890/00	30 Murray St Bowen hills	24-Feb-06	833	\$1,100,000	\$550,000
1000/15-6424/0	21 Prospect St Fortitude valley	23-Dec-05	197	\$528,000	\$275,000
1000/15-5903/0000000	1 Thompson St Bowen hills	05-Dec-05	405	\$450,000	\$310,000
1000/07-	12 Thorne St Wynnum	28-Oct-05	405	\$225,000	\$130,000
1000/07-	12 Thorne St Wynnum	28-Oct-05	405	\$200,000	\$130,000
1000/10-9500/0000000	33 Kate St Kedron	22-Sep-05	607	\$400,000	\$116,000
1000/15-5815/0000000	6 Byres St Newstead	29-Aug-05	341	\$618,000	\$350,000
1000/07-8554/07	4 North Rd Wynnum west	03-Aug-05	1012	\$370,000	\$240,000
1000/10-9497/0000000	39 Kate St Kedron	25-Jul-05	602	\$275,000	\$185,000
1000/11-3697/5000000	119 Connaught St Sandgate	08-Jul-05	759	\$275,000	\$89,000
1000/18-6536/0000000	554 Seventeen mile rocks Rd Sinnamon park	22-Apr-05	23330	\$1,210,000	\$550,000
1000/18-2199/0	528 Sherwood Rd Sherwood	15-Mar-05	1429	\$567,000	\$235,000
1000/01-7036	141 Lindum Rd Hemmant	09-Nov-04	1327	\$316,000	\$310,000
1000/20-23255/605	17 Rosa Pl Richlands	02-Aug-04	1734	\$267,036	\$232,500
1000/15-6173/0	190 Montpelier Rd Bowen Hills	13-Oct-03	1176	\$1,310,000	\$900,000
1000/13-10040/1500000	6 Huntington Pl Banyo	06-Oct-05	5547	\$1,320,000	\$295,000
1000/15-5985/1000000	192 Abbotsford Rd Bowen hills	31-Jan-06	1209	\$680,000	\$590,000
1000/20-381/2000000	115 Muriel Av Moorooka	05-Aug-05	2440	\$935,054	\$330,000
1000/15-5975/0000000	154 Abbotsford Rd Bowen hills	26-Jul-05	334	\$345,000	\$215,000
1000/15-6030/0000000	121 Abbotsford Rd Bowen hills	30-Mar-05	1223	\$640,000	\$540,000
1000/20-2232/0000000	57 Mortimer Rd Acacia ridge	04-Jul-05	12310	\$2,300,000	\$810,000
1000/15-5765/0000000	22 Maud St Newstead	21-Sep-05	607	\$860,000	\$510,000
1000/20-24238/3920000	20 Gardens Dve Willawong	14-Jun-05	3994	\$800,000	\$310,000
1000/20-24238/3950000	111 Gardens Dve Willawong	09-Jun-05	2471	\$572,000	\$217,500
1000/20-24225/0000000	Paradise Rd Larapinta	23-Dec-05	5623	\$1,457,973	\$420,000
1000/20-24225/2	20 Distribution St Larapinta	23-Dec-05	53800	\$13,427,000	\$2,250,000
1000/06-	2472 Logan Rd Eight mile plains	10-Nov-05	9938	\$1,749,088	\$1,200,000
1000/06-4913/00	7 Brandl St Eight mile plains	20-Sep-05	7526	\$1,490,500	\$830,000
1000/18-12312/8000000 11964/0000000	3076 Ipswich Rd 907 Boundary Rd 1040 Boundary Rd Wacol	24-May-05	836920	\$52,921,721	\$30,000,000
1000/06-121/1000000	2472 Logan Rd Eight mile plains	15-Apr-05	3700	\$651,200	\$520,000
1000/01-8105/0280000 8105/0270000	47 Southgate Av 41 Southgate Av Cannon hill	18-Mar-05	6165	\$1,048,872	\$820,000
1000/06-4913/035	60 Brandl St Eight mile plains	09-Nov-04	3543	\$517,000	\$440,000
1000/06-4913/0206	31 Mckechnie Dve Eight mile plains	20-Aug-04	2620	\$840,000	\$340,000
1000/20-24225/3	58 Logistics Place Larapinta	09-Jul-04	250900	\$20,209,200	\$8,000,000

SECTION 8.0 APPENDICES

- *Copy of unders and overs report with appropriate valuer's comments.*
- *Copy of checked unvalued properties report with appropriate valuer's comments.*

Released by DNRM under RTI Act 2009



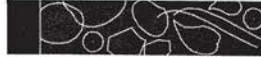
Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *Buranda* ... *Division of Stephens*.

Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow



Sch4p4(6) Personal information
Signed. ..
Date 03/03/07 ..
Name DENIS RYANOS (Valuer)

Sch4p4(6) Personal information
Witness..
Date 5/3/07 ..

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *(Brisbane City) (GMA 98)*

Signed Sch 4p4(6) Personal information

Witness Sch 4p4(6) Personal information

Date... *5/3/2007* ✓

Date... *5/3/2007*

Name... *ALAN KIRBY*.....(Valuer)



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qvale Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of BRISBANE CBD (SMA 98)

Signature (6) Personal information..

Date... 5/3/2007...

Name... BEN HART.....(Valuer)

Signature (6) Personal information

Date... 5/3/07 ✓



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis/CIM**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of..1000115 *Bassane SA 50 54, 88, 98*

Sch4p4(6) Personal information

Date..5/2/2007...

Name..Gaven Ooi.....(Valuer)

Witness Sch4p4(6) Personal information

Date.....

05/03/07



Certification of Completion of all Steps in the Annual Valuation Process

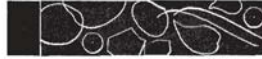
This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s. Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *Burdekin Division of Burdekin* (015)



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow.

Signed.....

Witness.....

Date.....

Date.....

Name Andrew Brown (Valuer)

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of Buranda.....



Natural Resources,
Mines and Water



Managing Queensland's natural resources for today and tomorrow

Sch4p4(6) Personal information
Signed
Date... 6/3/07
Name... Ross Palmer (Valuer)

Sch4p4(6) Personal information
Witness...
Date... 06/02/07

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of.....South Brisbane.....



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow

Signature Sch4(6) Personal information

Date.....05/03/2007...V.....

Date.....

Name...Arend Van Hees.....(Valuer)

Signature Sch4(6) Personal information

Witness.....

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s. Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Areas of 1000/08, 1000/10, 1000/11, 1000/13, 1000/19



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow

Sch4p4(6) Personal information

Signed.....

Date: 5th March 2007 ✓

Name: Mark Olive

Sch4p4(6) Personal information

Witness...

Date..... 5/3/2007 .

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.** *SVS SALES.*
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcale Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required *MAP INFO.*
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *THE SCV...*

<i>004</i>	<i>ITHALA</i>	<i>- COMMERCIAL + INDUSTRIAL.</i>	
<i>012</i>	<i>THANVA</i>	<i>"</i>	<i>"</i>
<i>014</i>	<i>TOOWANK</i>	<i>"</i>	<i>"</i>
<i>016</i>	<i>SNOUTERA</i>	<i>"</i>	<i>"</i>
<i>017</i>	<i>MOBBILL</i>	<i>"</i>	<i>"</i>



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow

Signed..... Sch4p4(6) Personal information ..

Date... 5/3/2007

Name... KIMMIE WENGER (Valuer)

Sch4p4(6) Personal information

Witness.....

Date... 5/3/2007

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of.....*Sherwood and Yeerongpilly (Commercial and Industrial)*

Sch4p4(6) Personal information

Signed.....
Date.....*5-3-2007*
Name.....*Scott Landwehr*.....(Valuer)

Sch4p4(6) Personal information

Witness.....
Date.....*05/03/07*



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing sales inspection, analysis, and scheduling in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to address likely boundary and/or land use relativities issues arising from the revaluation.
- Consulting with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the proposed factors for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the valuation issues contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.
- Reviewing the existing SMAs and categories within QVAS, Inputting factors and formulas into QVAS, as approved by SCV.
- Updating of Qcalc Basis
- Run Predicted Valuation reports and prepare mapping (electronic or hard copy) as required
- Checking predicted values.
- Doing inspections and addressing prioritised valuation issues.
- Completing manual valuations in MASS.
- Running and checking Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the basis document in the approved format.
- Valuer providing market data for the press release and MP letter/s.Meeting with the SCV to get approval for the proposed

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... BALMOKAL (1000/01) ;
BELMONT (1000/02) ; COORPAROO (1000/03) ; TINGALPA (1000/06) ;
WYNNUM (1000/07) COMMERCIAL PROPERTIES.


S. R. 2007



Natural Resources,
Mines and Water



Managing Queensland's natural resources for today and tomorrow

Sch4p4(6) Personal information

Signed.

Date... 5.3.2007

Name... M. DE LONGVUE, (Valuer)

Sch4p4(6) Personal information

Witness...

Date... 07/03/07

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s. Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... Br. Sbane.....



Natural Resources,
Mines and Water



Managing Queensland's natural resources for today and tomorrow

Sch4p4(6) Personal information

Signed.....
Date. 5/3/07
Name. Scott Taylor.....(Valuer)

Sch4p4(6) Personal information

Witness..
Date. [Signature]

Released by DNRM under RTI Act 2009

**SOUTH BRISBANE DIVISION
RESIDENTIAL BASIS
SMA SUMMARY
1/10/2006 ANNUAL VALUATION**

SMA	LOCALITY	FACTOR	COMMENTS
20	West End, Hill End and part of Highgate Hill are bounded by Montague Road, Dornoch Terrace, Gladestone Road and the Brisbane River. The area comprises of single unit dwellings and multi-unit dwellings and is regarded as prime location for residential accommodation being located close to the CBD.	1.3	The areas designated use is mainly Low Medium Residential. Sales of single unit dwelling in this area have remained strong as demand over the past three years has always striped out supply. The multi-unit sales have also remained strong.
30	Part of Highgate Hill and Dutton Park are bounded by Gladestone and Annerley Roads. The area comprises of single unit dwelling and mutli-unit residences. This area is strongly sort after due to its close location to the CBD.	1.3	Land use is mainly Low Medium Residential. Sales of single unit dwellings remain strong in this character residential area.
40	This part of Woolloongabba is bounded by Annerley Road, Stanley Street and Ipswich Road. The area comprises mainly of single unit dwellings and multi-unit residences. The Princess Alexandra Hospital and Buranda Shopping Centre are located in this SMA.	1.2	Land use is mainly Low Medium Residential. Sale of single unit dwellings remains strong due to the close location to the CBD where supply out strips demand.
50	This part of Woolloongabba is bounded by Ipswich Road and Logan Road. The area comprises mainly of single unit dwellings and multi-unit residences.	1.2	Land use is mainly Low Medium Residential. Sales of single unit dwellings remain strong in this area.
60	This part of Woolloongabba and East Brisbane is bounded by Vulture Street Wellington Road, Logan Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area also contains some industrial and commercial properties that are being purchased for multi -unit development.	1.2	The land use in this area is Low Medium Residential. Sales of single unit dwellings have remain strong.
70	East Brisbane area is bounded by Vulture Street, Wellington Road, Lytton Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area contains some industrial properties and strip shopping.	1.0-1.1	The land use is mainly Low Medium Residential.
13	This part of South Brisbane is bounded by Stephens Road, Annerley Road and the Freeway. The area comprises mainly of single unit dwellings. The Mater Hospital and St Laurence's College are located in this SMA.	1.2	The land use is mainly Low Medium Residential. Sales of single unit dwellings remain high due to strong demand.

14	This part of South Brisbane is bounded by Boundary Street, Vulture Street, Stephens Street and Brighton Road. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close to South Bank Park area and walking distance to the CBD.	1.2	The land use is Low Medium Residential. Sale of single unit dwellings remains high due to strong demand.
15	This part of South Brisbane is bounded by Banks Street, Mollison Street, Edmondstone Street, and Vulture Street. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close the West End and Melbourne Street commercial areas.	1.2	The land use is Low Medium Residential. Sale of single unit dwellings remains high due to strong demand.
113	The area is bounded by Stephens Road, Annerley Road and Clarence Street. The area comprises mainly of single unit dwellings. The SMA adjoins the Mater Hospital.	1.2	The land use is Low Medium Residential. Sale of single unit dwellings remains high due to strong demand.

Division: South Brisbane Division

Locality: West End, Hill End, Highgate Hill, Dutton Park, Woolloongabba, East Brisbane, Buranda and South Brisbane.

SMA: 13-15,20,30,40,50,60,70,113

Valuer: Arend Van Hees

Methodology:

Residential

Date of Valuation: 1/10/2006

Sales listing in Attached Spreadsheets

<u>Period Date (Quarters)</u>	1. 1/01/05 to 31/12/05	2.1/1/06 to 31/3/06
	3. 1/04/06 to 30/06/06	4.1/7/06 Onwards

SMA DESCRIPTION: 13-15,20,30,40,50,60,70,113.

Application Summary for all Periods: Residential

LGA: 1000/04

SMA: 14

Residential

Factor: 1.300	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Total		1			1

SMA: 20

Residential

Factor: 1.050	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 2		1			1
2004 Quarter: 4		1			1
Factor: 1.100	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Factor: 1.300	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 1.350	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Total		5		3	8
Factor: 1.550	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
2005 Quarter: 1		1			1
Total		3			3

SMA: 60

Residential

Factor: 0.000	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 1				1	1
Total				1	1

SMA: 70

Residential

Factor: 1.200	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 1.250	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.600	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 4		1			1

Factor: 3.000	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
Total		4			4

Totals By	Support	Basic:	Against:	No Fact:	Total
	1	43		36	80

Total Sales Retained: 80

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Victoria Street	Small level block in narrow street	\$265,000 - \$400,000	\$330,000 - \$535,000	1.2	1.25
Forbes Street	Lower lying location	\$325,000 - \$520,000	\$410,000 - \$700,000	1.2	1.25
Ryan Street	River block	\$1,050,000 - \$2,100,000	\$1,400,000 - \$3,450,000	1.4	1.6
Woolloongabba					
Peterson Street	Slightly elevated block	\$275,000 - \$340,000	\$330,000 - \$490,000	1.2	1.2
Broadway Street	Level block	\$215,000 - \$320,000	\$275,000 - \$425,000	1.2	1.2
Albert Street	Level block	\$260,000 - \$330,000	\$315,000 - \$545,000	1.2	1.2
South Brisbane					
Dorchester Street	Elevated site city views	\$460,000 - \$640,000	\$540,000 - \$700,000	1.2	1.2
Highgate Hill					
St James Street	Elevated site	\$440,000 - \$1,100,000	\$645,000 - \$1,600,000	1.3	1.6
Hampstead Road	Elevated site	\$510,000 - \$730,000	\$640,000 - \$1,100,000	1.2	1.25
Gloucester Street	Elevated site	\$310,000 - \$730,000	\$340,000 - \$890,000	1.2	1.1
East Brisbane					
Laidlaw Parade	River block	\$1,250,000 - \$2,650,000	\$1,800,000 - \$3,700,000	1.4	1.5
Geelong Street	Level block	\$270,000 - \$380,000	\$295,000 - \$420,000	1.1	1.1
Dutton Park					
Rawnsley Street	Slightly elevated	\$305,000 - \$415,000	\$365,000 - \$500,000	1.1	1.2
Dutton Street	Level blocks	\$270,000 - \$270,000	\$365,000 - \$365,000	1.1	1.35

Details of 1/10/2006 Manual Changes (for CAV Exceptions) exceeding + or - 10% (from Typical)

All areas of SMA'S have been manually written. No CAV exceptions have been made.

Valuer:

Arend Van Hees

Approved By: Denis Rylands

- Page 2 -

Division/Locality: South Brisbane 1000/04

Methodology: Single Unit Residential

Valuer: Atrend Van Hees

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
2451/1	44	Victoria Street, West End	304m2	\$265,000	\$330,000	1.2	1.25
3562/1	75	Hampstead Road, Highgate Hill	425m2	\$510,000	\$640,000	1.2	1.25
3210/0	6	Sankey Street, Highgate Hill	809m2	\$405,000	\$615,000	1.2	1.5
3215/0	9	St James Street, Highgate Hill	809m2	\$440,000	\$645,000	1.2	1.45
3274/19	37	Brydon Street, Highgate Hill	300m2	\$335,000	\$335,000	1.2	1.0
3324/0	23	Borva Street, Dutton Park	1169m2	\$760,000	\$1,250,000	1.3	1.6
3336/0	71	Rosecliffe Street, Highgate Hill	1921m2	\$1,100,000	\$2,150,000	1.3	1.9
2880/0	47	Whynot Street, West End	405m2	\$335,000	\$425,000	1.2	1.3
8770/1	23	Laidlaw Parade, East Brisbane	463m2	\$1,435,000	\$2,160,000	1.3	1.5
8746/0	40	Laidlaw Parade, East Brisbane	324m2	\$470,000	\$590,000	1.2	1.25
842/5	1	Leopard Street, Kangaroo Point	1184m2	\$3,350,000	\$3,350,000	1.2	1.0
6551/1	30	Myrile Street, Woolloongabba	465m2	\$190,000	\$245,000	1.2	1.3

CAV Request Details

Request No	SMA Base Factor ¹	AVLU Category Name	Category Base Factor ²	Exception Factor ³	Exception By	Exception Definition
	0	<i>Insert number</i>	<i>Insert factor</i>	<i>Insert factor if applicable</i>	<i>Insert name if applicable (e.g Street; Valuation Number etc)</i>	<i>Insert description if applicable</i>

Cav Request No Equations (typically not used)

SMA Base Equation¹

P1 =

P2 =

P3 =

P0 =

Category Equation²

P1 =

P2 =

P3 =

P0 =

Exception Equation³

P1 =

P2 =

P3 =

P0 =

Released by DNRM under RTI Act 2009

Sales Basis Report by SMA

*Insert by cut and paste from SVS Sales; Factor Update then insert Valuer name, Division, Schedule type; click view and by SMA if required
From displayed report select MS Word; then copy to this document*

t

Released by DNRM under RTI Act 2009

(SAMPLE ONLY)

Document 1

**STEPHENS DIVISION
BASIS
1/10/2006 ANNUAL VALUATION**

SMA	LOCALITY	FACTOR	COMMENTS
1	Creek, Logan and Mt Gravatt Capalaba Rd Mt Gravatt to Upper Mt Gravatt. Comprises predominately of established residential of older timber and iron/tile to 20-30yr old brick and tile towards the eastern boundary. Parcels are generally 600m2 to smaller 400m2 Upper Mt Gravatt.	1.15	Overall Factor 1.15 with F1.2 to smaller lots south of abt. Hereford St
2	Predominately Mansfield area between Wecker Rd , Newnham Rd South to Mt Gravatt Capalaba Rd and east to Ham Rd. The area is predominately Brick & Tile abt. 30yr old. Predominately 600m2 lots.	1.10	Overall Factor 1.10. No vacant sales identified within the SMA. Increased to keep relativity to adjoining SMA's. Improved market review expected to indicate Factor 1.10 is maximum to be applied.
3	SMA extends towards the eastern areas Between Ham Rd and Bulimba Creek. Properties generally are Brick and Tile inclusive of new estate areas. Land parcels generally vary from 600 to 800m2 in area.	1.10 – 1.20	Mix increase overall. Factor 1.10
4	Small SMA triangular in shape positioned between Mt Gravatt Capalaba Rd, Logan Rd and Newnham Rd. Area is an established area with mostly Timber and tile/iron dwellings with some intrusion of Brick and tile. The western area is designated Low medium Residential with some large unit developments.	1.10	Overall Factor 1.10. No vacant sales identified to date. Improved sales indicate that a 10% increase is sustainable. Adjoining SMA's are to be increased 10-15%.
5	Large SMA positioned east of Newnham Rd , south to Bulimba Creek, north to Mt Gravatt Capalaba Rd and east to Stackpole Street. The SMA is in part well established residential with new residential developments to the southern end of the SMA. Overall the SMA comprises of Brick and tile construction.	1.10	Overall Factor 1.10 particular to established areas. New estate areas vacant sales show increases to 1.20. Review of improved sales in established areas suggest 10% increase is more appropriate with merge required to newer estate areas.
6	Holmead Rd area. Southern end of division. Established Brick and Tile residential area with new estates to southern end of SMA.	1.15	Overall factor 1.15. Vacant sales to new estate area.
7	Mackenzie	1.10	Generally 2004 to early 2005 sales.
8	Comprises the Rural Home Sites across the division. Includes Burbank and Rochedale areas with properties mainly 1-2ha in area but with 4-10ha common.		No vacant sales known to date. Review of improved sales shows
9	Small SMA positioned between the freeway, Miles Platting Rd to the south and Logan road to the east. It comprises of well established houses generally of inferior standard but with some new brick homes under construction.	1.25	Overall factor 1.25. Increases to 1.45 where relativity needs adjustment. 4 vacant sales support 25% increase or higher. Value will be increased to abt. \$145,000 for 458m2 and abt.\$200,000 for 607m2.

Division: TINGALPA

Locality: Upper Mt Gravatt/Mt Gravatt East

SMA/s: 1

Valuer: R Wilson

Methodology: Residential

Date of Valuation: 1/10/06

Sales listing in Attached Spreadsheets

- Period Date (Quarters)**
- 1. 1/01/05 to 31/12/05 2.1/1/06 to 31/3/06
 - 3. 1/04/06 to 30/06/06 4.1/7/06 Onwards

SMA DESCRIPTION:

This SMA is bound by Newnham Road to the east, Logan Rd to the West, Creek Road to the north and Mt Gravatt Capalaba Rd to the south. Predominantly this SMA is comprised of post war dwellings of timber or fibrous cement construction with iron or fibrous cement roofing. Mt Gravatt Showground is located in the north West of this SMA.

Application Summary for all Periods: Residential

Factor:	Support	Basic:	Against:	No Fact:	Total
1.135					
2005 Quarter: 3		1			1
1.150					
2005 Quarter: 1	1	1			2
2005 Quarter: 2		1			1
1.200					
2005 Quarter: 3	1				1
1.600					
2005 Quarter: 3	1				1
Total	3	3			6

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Mt Gravatt East					
Broadwater Rd	Main Road Ftg	144 – 175,000	165 – 200,000	1.50	1.15
Ballarat St	Top of the Hill	162 – 215,000	186 – 247,000	1.50	1.15
Whitley St Newnham Rd	Less elevated close to arterials	140 – 174,000	160 – 200,000	1.50	1.15
Upp Mt Gravatt					
Dawson Rd	Main Rd Ftg	131 – 215,000	150 – 247,000	1.50	1.15
Watford St	Top of the Hill	180 – 192,500	207 – 221,000	1.50	1.15
Dowie St Newnham Rd	Less elevated close to arterials	149 – 175,000	171 – 200,000	1.50	1.15

Details of 1/10/2004 Manual Changes (for CAV Exceptions) exceeding + or - 10% (from Typical)

Factor 1.2 to smaller sites typically 400 -550m2 south of Hertford St based on Lumley St sale.

Valuer: R Wilson

Approved By: Greg Crowley Area Manager

Benchmark Details (List or Attach Spreadsheet)

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
2007	91	Wanda Rd	825m2	\$175,000	\$201,000	1.50	1.15
367	47	Hathway St	607m2	\$197,500	\$227,000	1.50	1.15
1306	77	Broadwater Rd	607m2	\$149,000	\$171,000	1.50	1.15
2528	119	Dawson Rd	607m2	\$138,000	\$159,000	1.50	1.15
3747	425	Newnham Rd	647m2	\$143,000	\$164,000	1.50	1.15
1681	38	Abbeville St	670m2	\$162,500	\$187,000	1.50	1.15
164	35	Wardle St	647m2	\$152,500	\$175,500	1.50	1.15
2412	173	Lumley St	630m2	\$147,000	\$169,000	1.50	1.15
3734	459	Newnham Rd	607m2	\$122,000	\$140,000	1.50	1.15
2971	32	Dowrie St	587m2	\$162,500	\$187,000	1.50	1.15
2592	76	Lindwall St	486m2	\$146,000	\$175,000	1.60	1.20
2909/10000	66	Gurney St	420m2	\$139,000	\$167,5000	1.60	1.20
2567/10000	23	Gerty St	466m2	\$162,500	\$195,000	1.60	1.20
335	31	Amega St	486m2	\$157,500	\$184,000	1.60	1.15
48	1860	Logan Rd	607m2	\$134,000	\$154,000	1.50	1.15

CAV Request Details

Request No	SMA Base Factor ¹	Category Name	Category Base Factor ²	Exception Factor ³	Exception By	Exception Definition
	.0	RS150	1.15			

Cav Request No Equations

SMA Base Equation¹

P1 = P2 = P3 = P0 =

Category Equation²

P1 = P2 = P3 = P0 =

Exception Equation³

P1 = P2 = P3 = P0 =

Division: TINGALPA.

Locality: Mansfield / Wishart and Upper Mount Gravatt

SMA's: 2 & 4

Valuer: R Wilson

Methodology: Residential

Date of Valuation: 1/10/06

Period Date (Quarters)	1. 1/01/05 to 31/12/05	2.1/1/06 to 31/3/06
	3. 1/04/06 to 30/06/06	4.1/7/06 Onwards

SMA Description

SMA 2 is bounded by Wecker Road to the north ,Ham Rd to the east, Newnham Rd to the west and Mt Gravatt Capalaba Rd to the south. It is mainly residential consisting of highset brick and tile or highset chamferboard on brick base dwellings constructed from the 1960's to early 1980's.

SMA 4 is bound by Mt Gravatt Capalaba Rd to the northwest, by Newnham Rd to the east and by Logan Rd to the south. It is mainly residential with dwellings being constructed from the post war period up till the mid 1990's of varying types of construction.

Application Summary for all Periods

Residential SMA 2; NO V/L SMA 4

Factor: 1.026	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 1.100	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 2		1			1
Factor: 1.200	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 2		2			2
Factor: 1.270	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 2		1			1
Total		5			5

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Standard	550-720 m2	\$157.5 –200,000	\$173,0 - 220, 000	1.5	1.10
Busy Rds	550-700 m2	\$132 – 200,000	\$145,0 – 220,000	1.5	1.10 Factor 1,0 Mt G Cap Rd

Details of 1/10/2004 Manual Changes (for CAV Exceptions) exceeding + or - 10% (from Typical)

Exceptions sales in new estate areas show F 1.2 to 1.27. Mt Gravatt Capalaba Rd in part showing F1.026 (rewrite).

Valuer: R Wilson

Approved By:

Division/Locality: 006/SMA 2 & 4

Methodology SUR

Valuer: R Wilson

Benchmark Details (List or Attach Spreadsheet)

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 1/10/2004	Factor 1/10/2006
SMA 2							
723/0	7	Mingera	723	\$215,000	\$237,000	1.50	1.10
435/0	11	Mirang	541	\$185,000	\$204,000	1.50	1.10
1219/0	145	Ham	546	\$177,500	\$195,000	1.50	1.10
1596/0	7	Banning	546	\$167,500	\$184,000	1.50	1.10
3312	8	Taroom	579	\$197,500	\$217,000	1.50	1.10
3123	5	Effra	544	\$170,000	\$187,000	1.50	1.10
3399	308	Mt Gravatt Cap	559	\$135,000	\$149,000	1.50	1.10
SMA 4							
3730/5	529	Newnham Rd	650 m ²	\$136,500	\$150,000	1.50	1.10
3547	139	Mt Grav-Cap. Rd	597 m ²	\$132,000	\$145,000	1.50	See sale Factor 1/00
3666	2	Everett St	602 m ²	\$162,500	\$179,000	1.50	1.10
3609	59	Tryon St	592 m ²	\$187,500	\$206,000	1.50	1.10
3643/4	70	Mascar St	768 m ²	\$157,500	\$173,000	1.50	1.10
3588	54	Tryon St	809 m ²	\$205,000	\$225,000	1.50	1.10
3543/1	147	Mt Grav-Cap. Rd	905 m ²	\$200,000	\$220,000	1.50	1.10
3660	15	Mascar St	943 m ²	\$200,000	\$220,000	1.50	1.10

CAV Request Details

Request No	SMA Base Factor ¹	Category Name	Category Base Factor ²	Exception Factor ³	Exception By	Exception Definition
	0	RS150	1.1			

Residential : Res - Low Density

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improve	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCV	/m2	Basis	Comments	
																			Basi Support 10 Agains 1
																			0 No Factor 0
																			11
																			Residential 12

SMA 1000/06 - 5

Residential : -

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improve	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCV	/m2	Basis	Comments	
Ross Wilson	-1129808440 - 1	1000/06-04159/6000000	44 Craig St Wishart	(P) Jason alan king; wennita	7SP156539	24-Mar-05	820	\$260,000	\$317	\$6,850	\$253,150	\$309	\$197,000	01-Oct-1.29	1.200	\$236,400	\$288	Basic 0.93	Vacant Sale; PLU 1, AVLU 150, Zone 12, SaleID N, Deal
Ross Wilson	1690372802 - 1	1000/06-04158/7000000	109 Kavanagh Rd Wishart	(P) John graham bell; gayle joan	1SP163289	10-Feb-05	732	\$292,500	\$400	\$10,650	\$281,850	\$385	\$210,000	01-Oct-1.34	1.200	\$252,000	\$344	Basic 0.89	Vacant Sale; PLU 1, AVLU 150, Zone 12, SaleID N, Deal
																			Basi Support 2 Agains 0
																			0 No Factor 0
																			2

Residential : Res - Low Density

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improve	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCV	/m2	Basis	Comments	
Ross Wilson	-592037034 - 1	1000/06-1232/1790000	9 Porz Ct Wishart	(P) Gidget Reyes & Michael	4SP124641	06-Feb-06	581	\$225,000	\$387	\$6,000	\$219,000	\$377	\$122,000	01-Oct-1.80	1.599	\$195,078	\$336	Basic 0.89	Vacant Sale; Sold Young Real Estate Casey edwards
Ross Wilson	-787731767 - 1	1000/06-04158/1000000	66 Craig St Wishart	(P) Mark Collyer Armstrong;	6SP163289	15-Dec-05	797	\$270,000	\$339	\$3,750	\$241,705	-GST \$303	\$210,000	01-Oct-1.15	1.100	\$231,000	\$290	Basic 0.96	Vacant Sale; GST \$24,546; Advised by Grant Bowman RW Mt
Ross Wilson	-23954262 - 1	1000/06-04158/5000000	113 Kavanagh Rd Wishart	(P) Allan Russell & Rhonda	3SP163289	07-Nov-05	628	\$285,000	\$454	\$3,750	\$255,341	-GST \$407	\$192,500	01-Oct-1.33	1.200	\$231,000	\$368	Basic 0.90	Vacant Sale; GST \$25,909; Advised by Grant Bowman RW Mt
Ross Wilson	1139360835 - 1	1000/06-04158/6000000	111 Kavanagh Rd Wishart	(P) Armstrong L. J. (V)Hoy Pty	2SP163289	21-Oct-05	887	\$340,000	\$383	\$3,750	\$305,341	-GST \$344	\$230,000	01-Oct-1.33	1.200	\$276,000	\$311	Basic 0.90	Vacant Sale; GST \$30,909; Vacnt land , bsl with easy fall east
Ross Wilson	1149053291 - 1	1000/06-01232/1760000	17 Porz Ct Wishart	(P) Peters N. S. (V)Hall S. R.;	1SP124641	02-Sep-04	719	\$205,000	\$285	\$13,750	\$191,250	\$266	\$132,000	01-Oct-1.45	1.366	\$180,312	\$251	Basic 0.94	Vacant Sale;
																			Basi Support 5 Agains 0
																			0 No Factor 0
																			5
																			Residential 7

SMA 1000/06 - 6

Residential : Res - Low Density

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improve	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCV	/m2	Basis	Comments	
Ross Wilson	1139295709 - 1	1000/06-04795/5000000	11 Brampton St Eight mile plains	(P) Annakkarage U Wathsala &	4SP165773	09-Aug-05	650	\$240,000	\$369	\$4,250	\$220,750	-GST \$340	\$190,000	01-Oct-1.16	1.150	\$218,500	\$336	Basic 0.99	Vacant Sale; GST \$15,000; Avc 150. dealing number
																			Basi Support 1 Agains 0
																			0 No Factor 0
																			1
																			Residential 1

SMA 1000/06 - 7

Residential : -

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improve	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCV	/m2	Basis	Comments	
Ross Wilson	1378963515 - 1	1000/06-04236/7540000	9 Puccini Pl Wishart	(P) Jeanita marie jeffs;	5SP145667	24-Apr-05	609	\$217,000	\$356	\$9,150	\$207,850	\$341	\$172,500	01-Oct-1.20	1.100	\$189,750	\$312	Basic 0.91	Vacant Sale; PLU 1, AVLU 150, Zone 1, SaleID N, Deal
																			Basi Support 1 Agains 0
																			0 No Factor 0
																			7
																			Residential 8

Residential : Res - Low Density

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improve	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCV	/m2	Basis	Comments	
Ross Wilson	-1799717694 - 1	1000/06-	13 Puccini Pl Mackenzie	(P) Mikkelsen L. G. (V)Mt Petrie	6SP145667	13-Jan-05	697	\$193,000	\$277	\$6,750	\$186,250	\$267	\$167,500	01-Oct-1.11	1.100	\$184,250	\$264	Basic 0.99	Vacant Sale; Resold with new dwg \$425,000 19/11/2005.o
Ross Wilson	206408070 - 1	1000/06-04236/7513000	26 Mozart Pl Mackenzie	(P) Swee Gim Lim & David	32SP145667	09-Dec-04	852	\$200,000	\$235	\$3,750	\$196,250	\$230	\$167,500	01-Oct-1.17	1.100	\$184,250	\$216	Basic 0.94	Vacant land; 40231059;4236/7513000 / 32SP145667;SWE
Ross Wilson	-1739371181 - 1	1000/06-04236/7503000	6 Vivaldi Pl Mackenzie	(P) Elizabeth Joy & Reece Alan	42SP145667	01-Nov-04	684	\$200,000	\$292	\$3,750	\$196,250	\$287	\$172,500	01-Oct-1.14	1.100	\$189,750	\$277	Basic 0.97	Vacant land; 40231069;4236/7503000 /
Ross Wilson	-1786008208 - 1	1000/06-03448/5800000	2 Sandalwood Ct Mackenzie	(P) Lesley Anne Butterworth &	8SP135912	15-Sep-04	671	\$266,500	\$397	\$3,750	\$262,750	\$392	\$210,000	01-Oct-1.25	1.100	\$231,000	\$344	Support 0.88	Vacant land; 40282033;3448/5800000 / 8SP135912;LESLEY
Ross Wilson	1208530124 - 1	1000/06-04236/7502000	4 Vivaldi Pl Mackenzie	(P) John Leonard Fitzgerald	43SP145667	29-Jun-04	698	\$200,000	\$287	\$3,750	\$196,250	\$281	\$162,500	01-Oct-1.21	1.100	\$178,750	\$256	Basic 0.91	Vacant land; 40231070;4236/7502000 / 43SP145667;JOHN
Ross Wilson	-1677310635 - 1	1000/06-04236/7518000	19 Mozart Pl Mackenzie	(P) Mark Brendan Flanagan &	27SP145667	10-May-04	915	\$262,500	\$287	\$3,750	\$258,750	\$283	\$190,000	01-Oct-1.36	1.100	\$209,000	\$228	Support 0.81	Vacant land; 40231054;4236/7518000 / 27SP145667;MARK
Ross Wilson	710932039 - 1	1000/06-03448/5300000	8 Coachwood Ct Mackenzie	(P) Kristy Louise Franklin &	3SP135912	26-Mar-04	756	\$290,000	\$384	\$3,750	\$286,250	\$379	\$225,000	01-Oct-1.27	1.100	\$247,500	\$327	Support 0.86	Vacant land; 40282028;3448/5300000 / 3SP135912;KRISTY
																			Basi Support 4 Agains 0
																			0 No Factor 0
																			7
																			Residential 8

SMA 1000/06 - 9

Residential : Res - Low Density

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improvements	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCY	/m2	Basis	Comments		
Ross Wilson	1144709644 - 1	1000/06-04788/0000000	84 London St Eight mile plains	(P) Chi Tak Wanger Lam & Sam	221RP13407	03-Mar-06	405	\$125,000	\$309	\$4,500	\$120,500	\$298	\$82,000	01-Oct-	1.47	1.350	\$110,700	\$273	Basic 0.92	Vacant Sale; 20/4/2006 vacant land, old established area,
Ross Wilson	1144024557 - 1	1000/06-4819/1100000	49 Liverpool St Eight mile plains	(P) Jeet A. And Jeet N. N.	109RP13407	04-Dec-05	458	\$157,500	\$344	\$3,500	\$154,000	\$336	\$117,000	01-Oct-	1.32	1.250	\$146,250	\$319	Basic 0.95	Vacant Sale; ASL easy fall rear to frontage. Bit K&C AGP and
Ross Wilson	-1932493080 - 1	1000/06-04829/0000000	15 Liverpool St Eight mile plains	(P) Jong Hyun Kim (V)Bradley	1RP104423	01-Jul-05	617	\$230,000	\$373	\$4,250	\$225,750	\$366	\$140,000	01-Oct-	1.61	1.465	\$205,058	\$332	Basic 0.91	Demolition to Vacant; Easy slopes, Bitumen K&C , agp, town
Ross Wilson	266913311 - 1	1000/06-04828/0000000	17 Liverpool St Eight mile plains	(P) Sang Kyoo Park (V)Ben David	95-96RP13407	30-Jun-05	916	\$325,000	\$355	\$4,750	\$320,250	\$350	\$234,000	01-Oct-	1.37	1.300	\$304,200	\$332	Basic 0.95	Demolition to Vacant; Easy slopes,ASL, Bit K&C, agp, town

Basi	4	Agains	0
Support	0	No Factor	0
-			4
Residential			4
Total Sales			43

Thursday, 3 August 2006

Released by DNRM under RTI Act 2009

Division: BELMONT **Locality:** Carina, Carina Heights, Mansfield, Camp Hill, Mt Gravatt East, Holland Park

SMA: all **Valuer:** R Wilson

Methodology: Multi-Unit

Date of Valuation: 1/10/06 **Sales listing in Attached Spreadsheets**

Period Date (Quarters) 1. 1/01/05 to 31/12/05 2.1/1/06 to 31/3/06
3. 1/04/06 to 30/06/06 4.1/7/06 Onwards

SMA DESCRIPTION:

Unit land across the division is mainly positioned north and south of Carina Shopping Centre. Typically they comprise 607 to 1000m2 sites. Generally they are standard sites without substantial views. Holland Park between Nursery Rd and Creek Rd also has a spread of units typically located close to Logan Rd. Some have good views typically to the west.

Application Summary for all Periods

- Multi Unit

	Support	Basic:	Against:	No Fact:	Total
Factor: 1.000					
2004 Quarter: 2	1				1
2005 Quarter: 1			1		1
2005 Quarter: 3		1			1
2005 Quarter: 4		1			1
2006 Quarter: 2		1			1
Factor: 1.100					
2004 Quarter: 2			1		1
2005 Quarter: 2	1				1
2005 Quarter: 4	2	1			3
Factor: 1.150					
2005 Quarter: 3		3			3
2005 Quarter: 4		1			1
Factor: 1.200					
2005 Quarter: 2	1				1
Factor: 1.330					
2005 Quarter: 1		1			1
Factor: 1.350					
2005 Quarter: 1		1			1
Factor: 1.400					
2005 Quarter: 4		1			1
Factor: 1.700					
2005 Quarter: 1		1			1
2005 Quarter: 4		1			1
Total	5	13	3	1	22

Sales cover the period February to November 2005 with a proposed application of about \$490 - \$612/m2 or \$985 - \$1225/m2gfa in the Carina area and \$400 - \$430/m2 or \$800 - \$862/m2gfa in the Holland Park/Mt Gravatt area.

Indicative Value Range

Standard Multi Sites

Location	Description	Value Range 10-04	Value Range 10-06	Change 10/04	Change 7/06
Carina	No views	\$470-\$550/m2 \$955/m ² -1175/m ² GFA	\$520 - \$580/m2 \$1050/m ² - \$1175/m ² GFA	2.10	1.0 - 1.1
Carina Heights	No views to city views	\$400 - \$450/M2 \$820/m ² - \$1,290/m ² GFA	\$460 - \$520/m2 \$990/m ² - \$1,420/m ² GFA	2.10	1.15
Mount Gravatt East/Holland Park	No views to city views	\$250-\$450/M2 \$486/m ² - \$1,035/m ² GFA	\$400 - \$500/m2 \$800/m ² - \$1,000/m ² GFA	1.80	1.2 – 1.35
Mansfield	Level land no views	\$400 - \$450/M2 \$785/m ² GFA	\$450 - \$490/m2 \$800/m ² - \$1000/GFA	1.80	1.10

Comments: Relativity issues need to be addressed across the Division. Some larger sites abt. 2000m2 south of Old Cleveland Rd appear low in value based on sales and comparison to other sites. North of Old Cleveland Rd smaller 607m2 appear fully valued and will most likely be rewritten based on a sale value of about \$350,000. Better positioned and elevated sites generally west of Orana appear fully valued (e.g. 809m2 \$530,000 \$580/m2) based on sales and will most likely be rewritten. Holland Park area some elevated site in Raffles St and the like require increases to about 35% to acknowledge elevation/outlook while surrounding blocks will generally be increased 20%. A small number of sites appear well undervalued at \$240 - \$280/m2 and require manual adjustment.

Benchmark Details (List or Attach Spreadsheet)

Valn No	Street No	Street	Area	10/04	01/07/06	Factor 10/04	Factor 7/06
3448	14	Adelaide Street Carina	809m ² (LMR)	\$380,000	\$420,000 (\$520/m2)	2.10	1.10
3811	15	Mayfield Rd Carina	804m ² (LMR)	\$475,000	\$475,000 (590/m2)	2.10	1.00
4547	25	Bundah St Camp Hill	806m ² (LMR)	\$510,000	\$560,000 (\$695/m2) City Views	1.35	1.10
5245	43	Jones St Camp Hill	928m ² (LMR)	\$420,000	\$485,000 (\$520/m2)	2.10	1.15
5447	34	Anzac Rd Carina	2046m ² (LMR)	\$830,000	\$955,000 (\$465/m2)	2.10	1.15
8546	54	Crest St Mt Gravatt East	817m ² (LMR)	\$355,000	425,000 (\$520/m2)	1.60	1.20
8584	18	Rise St Mt Gravatt East	1214m ² (LMR)	\$455,000	\$545,000 (\$450/m2)	1.60	1.20
6568/2	4	Raintree St Mansfield	764m ² (LMR)	\$335,000	\$370,000 (\$485/m2)	1.85	1.10

CAV Request Details

Request No	SMA Base Factor ¹	Category Name	Category Base Factor ²	Exception Factor ³	Exception By	Exception Definition
	1.0 to 1.20	MUL		Many manual adjustments	Individual properties	

SMA 1000/02 - 29

Multi Unit : Res - Low Medium Density

-	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improvements	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCY	/m2	Basis	Comments	
Ross Wilson	931963415 - 2	1000/02- 44 Adelaide St 42 Adelaide St	(P) Senmont Pty Ltd As Tie (V),...	185RP62825	28-Nov-05	1,214	\$702,500	\$579	\$5,000	\$697,500	\$575	\$545,000	01-Oct-	1.28	1.100	\$599,500	\$494	Support	0.86 Improved Residential; 2 sales 6 units proposed at 50% gfa.
Ross Wilson	710022208 - 1	1000/02-03473/0000000	(P) Marlies Nagel And Dennis	160-161RP13202	19-Nov-05	809	\$460,000	\$569	\$5,000	\$455,000	\$562	\$390,000	01-Oct-	1.20	1.100	\$418,000	\$517	Basic	0.92 Improved Residential; Adjoining relativity: 90 Adelaide St
Ross Wilson	-2117770684 - 1	1000/02-03495/0000000	(P) Denise May & Diane Margaret	L5-6 RP62379.PAR	21-Oct-05	830	\$478,000	\$576	\$4,750	\$473,250	\$570	\$390,000	01-Oct-	1.25	1.100	\$418,000	\$504	Support	0.88 Demolition; 26/04/2006 lowest CB&I dwelling currently being
Ross Wilson	-1740919646 - 1	1000/02-03781/0000000	(P) Lucy & Phillip Cacciola	1-2RP63660	19-Oct-05	825	\$510,000	\$618	\$6,000	\$504,000	\$611	\$465,000	01-Oct-	1.08	1.000	\$465,000	\$564	Basic	0.92 Development Site; Possible units/ nothing on demo lists.
Ross Wilson	-2144521161 - 4	1000/02- 810 Old cleveland Rd 46 waratah	(P) Vk Property Group Pty Ltd &	1RP68569 8RP81641	04-Oct-05	2,838	\$1,520,000	\$536	\$15,000	\$1,505,000	\$530	\$1,000,000	01-Oct-	1.51	1.400	\$1,400,000	\$493	Basic	0.93 Improved Residential; 810 Old Cleveland Rd: Note settlement
Ross Wilson	2007849382 - 1	1000/02-05291/0000000	(P) Karenne & Wayne Garry	1RP70605	16-Sep-05	733	\$390,000	\$532	\$5,000	\$385,000	\$525	\$320,000	01-Oct-	1.20	1.150	\$368,000	\$502	Basic	0.96 Improved Residential; Relativity: 4453/12 668m2 4456/m2
Ross Wilson	1681647621 - 1	1000/02-05445/0000000	(P) Centro Developments Pty Ltd	1RP102503	03-Sep-05	774	\$382,000	\$494	-\$29,136	\$411,136	\$531	\$350,000	01-Oct-	1.17	1.150	\$402,500	\$520	Basic	0.98 Improved Residential; Close By 1000m2 to \$430/m2; 607m2 to
Ross Wilson	1141613793 - 1	1000/02-03597/0000000	(P) Cacciola L. And Cacciola	17RP191727	20-Jul-05	911	\$535,000	\$587	\$3,750	\$531,250	\$583	\$530,000	01-Oct-	1.00	1.000	\$530,000	\$582	Basic	1.00 Improved Residential; 6 units adjoin 16 DICKENSON ST
Ross Wilson	1294226837 - 1	1000/02-03554/0000000	(P) James Michael & James	11812RP13202	30-May-05	809	\$495,000	\$612	\$1,750	\$493,250	\$610	\$390,000	01-Oct-	1.26	1.100	\$429,000	\$530	Support	0.87 Demolition to Vacant; 19/07/2004 BCC approval demolition
Ross Wilson	-1806731962 - 1	1000/02-03619/0000000	(P) Aaron Anthony Gordon	20RP13198	18-Jun-04	675	\$330,000	\$489	\$1,750	\$328,250	\$486	\$345,000	01-Oct-	0.95	1.100	\$379,500	\$562	Against	1.16 Demolition to Vacant; BCC demolition approval 11/4/2005

Basi	6	Agains	1
Support	3	No Factor	0
-			10

Multi Unit : Res - Low Medium Density : "Main Road"

Main Road	Val Number	Address	Pur/Ven	RPD	Date	Area (m2)	Sale Price	/m2	Improvements	Anal SP	/m2	Existing Val	Shows	Factor	Prop UCY	/m2	Basis	Comments	
Ross Wilson	1210053724 - 2	1000/02- 837 Old cleveland Rd 839 Old	(P) Leslie Simon Freedman As	10RP13279 9RP13279	10-Dec-04	1,012	\$494,000	\$488	\$0	\$494,000	\$488	\$475,000	01-Oct-	1.04	1.050	\$498,750	\$493	Against	1.01 Improved Residential; Older sales. 25/5/2006 Highset wb

Basi	0	Agains	1
Support	0	No Factor	0
Main Road			1
Multi Unit			11

Released by DNRM under RTI Act 2009



Queensland Government

Natural Resources and Water

BASIS OF VALUATION FOR THE ANNUAL VALUATION COMMERCIAL AND INDUSTRIAL BRISBANE ALL PROPERTY CATEGORIES IN BRISBANE AND SOUTH BRISBANE LOCAL GOVERNMENT

RELEVANT DATES

DATE OF VALUATION : 01/10/2007
DATE OF ISSUE : 00/03/2008
DATE OF EFFECT : 30/06/2008
CLOSING DATE
OF OBJECTIONS : 00/05/2008

Centre : Region

Date Approved :/...../.....

TABLE OF CONTENTS

Table of Contents	2	
SECTION 1.0	CERTIFICATIONS	3
1.1	Certification by the Valuer	
1.2	Approval of basis	
SECTION 2.0	INTRODUCTION	6
SECTION 3.0	GENERAL OVERVIEW AND EMERGING ISSUES	8
SECTION 4.0	EXECUTIVE SUMMARY OF RECOMMENDATIONS	22
4.1	Summary of factors and values	22
4.1.1	Brisbane Central Business District and Spring Hill	22
4.1.2	Balance Brisbane Division excluding Kangaroo Pt	24
4.1.3	South Brisbane Division plus Kangaroo Pt	44
4.1.4	Northern and North-eastern Divisions (Commercial)	58
4.1.5	Northern and North-eastern Divisions (Industrial)	64
4.1.6	Northern and North-western Divisions (Commercial)	68
4.1.7	Northern and North-western Divisions (Industrial)	72
4.1.8	Southern and South-western Divisions (Commercial)	73
4.1.9	Southern and South-western Divisions (Industrial)	74
4.1.10	Southern and South-eastern Divisions (Commercial)	77
4.1.11	Southern and South-eastern Divisions (Industrial)	80
4.1.12	Stephens Division (Commercial and Industrial)	87
4.1.13	Major Shopping Centres	89
4.2	Valuation Allowances	90
SECTION 5.0	RELATIVITY WITHIN BRISBANE	93
SECTION 6.0	SCHEDULE OF PERCENTAGE INCREASES – COMMERCIAL AND INDUSTRIAL THROUGHOUT ALL BRISBANE DIVISIONS	94
SECTION 7.0	CORE COMMERCIAL AND INDUSTRIAL SALES – THROUGHOUT BRISBANE	95
SECTION 8.0	APPENDICES	101

SECTION 1.0 CERTIFICATIONS

1.1 CERTIFICATION BY THE VALUER

Refer Attached

1.2 APPROVED BY THE AREA MANAGER

I, Greg Crowley being the Area Manager for the South East Region do hereby certify that I have checked and approved the level of valuation recommended in section 5.1 of this basis of valuation.

Signed

(Name)

Date

Released by DNRM under RTI Act 2009

SECTION 2.0 INTRODUCTION

The 1/10/2007 revaluation of Brisbane is the seventh under the QVAS Mass Appraisal system and the second making extensive use of the VMaps computer program.

It is the second year in a row that the revaluation of all commercial and industrial lands in Brisbane has been performed by a specialist team coordinated across the whole of Brisbane. The area of responsibility for the Team does however include residential properties within the inner-city.

The group of valuers responsibility for completing this work forms the Commercial and Industrial Team totalling 12 valuers including 3 doing the CBD.

There continues to be dramatic changes within the City of Brisbane as a result of changing demographics, a rapid increase in population growth, improvements to infrastructure, and the latitude permitted by the BCC with regard to development approvals throughout the City. As a consequence, the redevelopment potential of commercial and industrial lands throughout Brisbane has improved dramatically. This has resulted in widespread relativity changes and increases in value.

Therefore the task on the 2007 revaluation was to continue to reflect the consistent evidence of significant increases in the market value of commercial and industrial lands. Importantly some outlying industrial lands have shown the larger increases in value.

The adoption of the VMaps system as an important tool in the revaluation process has enabled the valuers to apply values on an individual basis (i.e. manually) and to alter and adjust relativities between properties in a timely and professional manner.

Staff allocation and responsibilities for the 1/10/2007 revaluation was as follows:-

<u>Officer</u>	<u>Position</u>	<u>Properties</u>	<u>Areas of Responsibility</u>
D. Rylands	S.C.V.	1003 All Categories	SMA's 71,72,73,74,76 Div of Brisbane
A.Kirby	S.C.V	100 CBD	SMA 98 Div Brisbane
B.Hart	PO4	250 CBD (part)	SMA 98 (part) Div Brisbane
G.Ooi	PO3	250 CBD, 800 Spring Hill/Petrie Terrace	SMA 98 (part) Div Brisbane SMA 50,53,54,58 Div Brisbane
A.Brown	PO4	4115 (all categories)	SMA 30,51,52,56,31,32,33, 34,36,44,35 Div Brisbane
R.Rainbow	PO3	1840 (all categories)	SMA 40,43,42,41,60,61,62,65,67 Div Brisbane
B. VanHees	PO4	7776 (all categories)	SMA Div South Brisbane.All Divisions
M.Olive	PO4	3292 Commercial and Industrial	All SMAs in Divisions of Hamilton, Kedron, Sandgate, Toombul and Windsor
R.Webber	PO4	1335 Commercial and Industrial	All SMAs in Divisions of Taringa, Toowong, Moggill, Ithica and Enoggera.
S. Lanchester	PO4	3349 Commercial and Industrial	All SMAs in Divisions of Sherwood and Yeerongpilly
M.DeLongville	PO2	2268 Commercial and Industrial	All SMAs in Divisions Cooparoo, Belmont, Balmoral, Tingalpa and Wynnum.
S.Taylor	PO4	1840 New Farm single and multi-unit residential.	Assisting in Commercial at Chermshire.Industrial Southside Divisions
J.Groenendyk	PO1	500 Commercial and Industrial	All SMA's in Stephens

SECTION 3.0 General Overview and Emerging Issues

Brisbane Central Business District and Spring Hill

The Central Brisbane District (CBD) of Brisbane comprises of all the major city centre activities and is bounded by the Brisbane River to the East, West & South, Fortitude Valley, Spring Hill and Petrie Terrace to the North.

The majority of the area, containing the CBD, is zoned Multi-Purpose Centre – City Centre (MP1) in the Brisbane City Plan and subject to the City Centre Local Plan. The western end of the SMA, bounded by Coronation Drive and Upper Roma Street (generally) is contained within a Special Purpose Centre SP13 – Office Park area designation within the Milton Local Plan.

Balance of Brisbane Division Excluding Kangaroo Pt

The residential and multi unit market in New Farm, Teneriffe and Newstead is generally increasing as this area is the only inner city riverfront suburb that is not bisected by major transport routes and accordingly is achieving continued growth. This growth has been seen to cover all land types, regardless of quality. This is due to the ever increasing prices paid for quality land forcing the market for poorer lands to follow suit. Due to the amount and intensity of multi-unit development in the Newstead area the residential market in this locality will need to be closely monitored in the future as the area becomes more populated.

The Bowen Hills residential and multi unit market is quite varied, ranging from smaller lots with no views on Abbottsford Road to larger, hilltop home sites with extensive views to the bay, city, river and mountains. The area has more recently increased from its existing level of values with the completion of the Inner City Valley Bypass as the area has become more attractive to potential buyers, especially those properties previously situated on what were busy roads.

The Herston residential and multi unit lands have shown strong growth. The suburb is well located, between the Royal Brisbane Hospitals complex and the Kelvin Grove Campus of Queensland University of Technology. The topography of the area is varied, ranging from ridge-top lands with views to the north, or view over Victoria Park Golf Course and the tops of city buildings or low lying lands backing on to Enoggera Creek which are flood-prone. The levels of value in this area will continue to be monitored in the future as demand for multi-unit development continues to increase in the suburb.

The residential and multi unit areas in Spring Hill and Petrie Terrace are characterised by older, timber and stone houses, generally on smaller lots (down to about 162m²). The Development Control Plan

covering these areas has a strong emphasis on preservation of existing structures and new construction being sympathetic to the historic nature of the area. The Spring Hill market has showed steady growth over the past two years. The Petrie Terrace area has also shown steady market movement. Hale Street forms the western boundary of the area and the recently redeveloped Suncorp Stadium (Lang Park) to the west.

Overall there has been a solid demand for sites for redevelopment throughout the division. Valuations are showing significant increases on existing levels.

The Fortitude Valley, New Farm, Newstead and Teneriffe commercial properties located in Brunswick Street, Commercial Road, James Street and Ann Street Precincts have increased in value between 30% and 100% depending on location. Streets adjacent to these main roads have also increased from 40% to 70% over the past two years with values occurring to increase. Sales evidence has indicated strong demand for any properties with good exposure to future mixed-use retailing and/or residential potential. Existing industrial use in the Valley/Newstead areas is gradually decreasing due to high demand for multi unit or mixed-use developments. Industrial lands are being converted for these purposes.

South Brisbane Division Including Kangaroo Pt

West End, Hill End and Highgate Hill residential properties in this area are highly desirable due to their close proximity to the city, good public transport - Bus, Train and Ferry, and its city view and prestige river front properties. The topography of these suburbs is undulating and can have significantly different price ranges and markets in the one street.

Woolloongabba and Dutton Park, the topography of this area is predominantly level, however, there is a pocket of elevated land in the eastern Woolloongabba district. Average quality pre and post war housing dominate this area. Sales activity has been mainly orientated toward owner occupiers as distinguished from the renovators market in the West End/Highgate Hill/Hill End precinct.

The East Brisbane area mainly consists of pre and post war housing, a large amount of which has been renovated. The topography is undulating but values only have a slight variation with the exception of properties with city views or river frontage. Redevelopment in the area consists of houses being removed from large blocks and replaced with two small renovated or reproduction dwellings.

Properties with city views or river frontages have increased up to 50 percent over the existing levels of value. Demand for any residential sites in Kangaroo Point is very strong.

The Multi Unit market in the areas of West End, Highgate Hill, South Brisbane, Woolloongabba and East Brisbane are increasing strongly due to the high demand for unit accommodation close the CBD area such as overall South Brisbane area. This growth has been seen to cover all land types, regardless of quality. This is due to the ever increasing prices paid for quality land forcing the market for poorer lands to follow suit. Due to the amount and intensity of multi-unit development in the South Brisbane area the Multi Unit market will need to be closely monitored in the future as the area becomes even more densely populated due to high intensity of development. Increases in the locality range from 10% to 30%.

Because of its prime location adjoining the CBD multi-unit residential Kangaroo Point continues to experience intense redevelopment owing to high plot ratios permitted under the town plan. Property values continue to climb in response to this demand. Direct traffic access to the new north-south tunnel will be available from Shafston Avenue which will improve the accessibility to the north of Brisbane.

The heart of commercial activities is now centred around the South Bank precinct where there has been dramatic levels of development and very significant increases in property values. Commercial activities are also centred on strip shopping in the suburbs of West End and Woolloongabba. The Boundary Street strip in West End is currently experiencing an increase in popularity due to a shift in its retail mixture to a more cafe, restaurant and open dining. Sales in the South Brisbane Melbourne Street precinct have increased by 30% over the past two years, due to the redevelopment to retail/multi-unit development. The division also contains a small amount of light industry predominantly centred in West End and Woolloongabba. Much of the industrial precinct at West End are subject to redevelopment for multi unit residential purposes. Industrial lands generally in the Division of South Brisbane are in strong demand because of its close proximity to the CBD.

North and North-eastern Divisions (Commercial)

Commercial activity in the North East quadrant of Brisbane is concentrated around the two major arterial roads leading through Brisbane's northern suburbs, namely Sandgate and Gympie/Lutwyche Roads. Chermside and Nundah are two emerging 'Satellite' communities which are experiencing a very high level of commercial and residential growth as a result of recent transport and infrastructure upgrades. Other significant commercial precincts include Racecourse Rd at Ascot, Wilston Village, Albion village, Stafford Rd, South Pine Rd, Enoggera Rd and Sandgate Village

Underlying the strong, sustainable growth experienced by commercial property across North East Brisbane is the solid tenant demand solid stemming from Queensland's economy strength and population growth. Whilst not as red hot as the industrial market strong investor demand continues to put upwards pressure on property prices and is reflected in recent vacant and improved sales evidence.

Northern and North-eastern Divisions (Industrial)

Industrial in the North East encompasses the divisions of Kedron, Toombul, Sandgate, Hamilton and Windsor extending north from the Hamilton Reach of the Brisbane River to the Bayside suburbs of Brighton and Sandgate.

The Eagle Farm/Pinkenba precinct forms part of the Australian Trade Coast and has the largest industrial concentration on the Northside. It benefits from easy access to the Gateway Motorway, proximity to the Brisbane International Airport and exposure to the Brisbane River, making it the prime industrial location on the Northside.

The second largest concentration occurs in the suburbs of Geebung, Zillmere and Virginia 10 to 12 kilometres north of the Brisbane GPO in a less strategic location although still providing good access to arterial roadways and the Gateway Motorway. Suburbs such as Banyo and Northgate are areas experiencing rejuvenation with several new subdivisions underway that take advantage of the close proximity to the Gateway and CBD. Other secondary industrial areas occur in the suburbs of Albion, Stafford, Hendra, Sandgate and Wilston.

Particularly strong investment in the industrial market has seen a rapid rise in property values- to the point that there has been at least a doubling of the market in most areas. This comes as the result of high consumer confidence and a rapid Queensland economy from interstate migration, mining and on the back of the resource boom. As capital values have increased yields have fallen (7 – 8%), putting pressure on rentals (\$95 - \$145/m²) which have also risen sharply creating more owner-occupier investment.

Northern and North-western Divisions (Commercial)

The division of Ithaca includes the prime inner suburbs of Paddington, Red Hill, Kelvin Grove, Bardon and Ashgrove. The majority of the division is within five-kilometre radius of the CBD.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields are between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence is available as established commercial areas. Core sales in Brisbane support indicative factors up to 2.5 and indicative values up to \$1500 psm. Drive-in retail centres are generally showing the largest increases in value.

Key sales in this division have occurred in Kelvin Grove Urban Village, Ashgrove Avenue and Macgregor Terrace.

The division of Enoggera is a large division with close to 50% of its area being part of Brisbane Forest Park. It comprises the suburbs of The Gap, Ashgrove west, Bardon North, Ferny Grove, Upper Kedron, Keperra, Mitchelton, Enoggera, Newmarket West, and Alderley.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence is available as established commercial areas. Core sales in Brisbane support factors up to 3.15 and values up to \$1000 psm. Drive-in retail centres are generally showing the largest increases in value.

Key commercial sales in this division have occurred in Elgin Street and Browns Dip Road.

The Division of Toowong includes the prime inner west suburbs of Toowong, Auchenflower, Rainworth, Rosalie, Milton, and Bardon. The majority of the division is approximately 2-5 kilometres from the CBD.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence is available as established commercial areas. Core sales in Brisbane support factors up to 1.75 and values up to \$2500 psm. Drive-in retail centres are generally showing the largest increases in value.

Key commercial sales in this division have occurred in Coronation Drive and McDougall Street.

The division of Taringa includes the prime inner western suburbs of Taringa, Indooroopilly and St Lucia. The majority of the division is approximately 5-10 kilometres from the CBD.

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence as established commercial areas. Core sales in Brisbane support factors up to 2.6 and values up to \$2000 psm. Drive-in retail centres are generally showing the largest increases in value.

Key commercial sales in this division have occurred in Moggill Road and Clarence Road.

In terms of land area, Moggill is one of the larger northern divisions. The division includes the suburbs of Kenmore, Chapel Hill, Fig Tree Pocket, Upper Brookfield, Pullenvale, Pinjarra Hills, Anstead, Bellbowrie, Moggill, Karana Downs, Mt Crosby, Chuwar, Lake Manchester and the Northern part of Brisbane Forest Park

The commercial market is very strong with low vacancy rates and record capital values being achieved for improved investment properties. Investment yields between 7% and 8% and typical rents being achieved for retail between \$400 psm net and \$600 psm net and for offices between \$200 and \$250 psm net. Limited vacant sales evidence as established commercial areas. Core sales in Brisbane support factors up to 2.7 and values up to \$1045 psm.

Northern and North-western Divisions (Industrial)

The division of Ithaca includes the prime inner suburbs of Paddington, Red Hill, Kelvin Grove, Bardon and Ashgrove. The majority of the division is within five-kilometre radius of the CBD.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner-occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has two well established industrial areas and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside

the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 2.4 and values up to \$950 psm.

The division of Enoggera is a large division with close to 50% of its area being part of Brisbane Forest Park. It comprises the suburbs of The Gap, Ashgrove west, Bardon North, Ferny Grove, Upper Kedron, Keperra, Mitchelton, Enoggera, Newmarket West, and Alderley.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner – occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has one well established industrial area and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 2.85 and values up to \$400 psm.

The Division of Toowong includes the prime inner west suburbs of Toowong, Auchenflower, Rainworth, Rosalie, Milton, and Bardon. The majority of the division is approximately 2-5 kilometres from the CBD.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner – occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has one well established industrial area and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 1.90 and values up to \$1200 psm and \$1800 psm for light industrial land to be used for commercial purposes.

The division of Taringa includes the prime inner western suburbs of Taringa, Indooroopilly and St Lucia. The majority of the division is approximately 5-10 kilometres from the CBD.

The north side industrial market generally has experienced exceptional recent growth with strong development activity. Both tenant and owner – occupier demand is high. Rents range from \$70 to \$110 net psm and yields between 7% and 8%. This division has one well established industrial area and as a consequence there is limited useful sales evidence. It has been necessary to seek evidence from outside the division to ascertain 2006 vacant land values. Core sales in Brisbane support factors up to 1.75 and values up to \$1000 psm.

In terms of land area, Moggill is one of the larger northern divisions. The division includes the suburbs of Kenmore, Chapel Hill, Fig Tree Pocket, Upper Brookfield, Pullenvale, Pinjarra Hills, Anstead, Bellbowrie, Moggill, Karana Downs, Mt Crosby, Chuwar, Lake Manchester and the Northern part of Brisbane Forest Park

No significant industrial property holdings.

Southern and South-western Divisions (Commercial)

This area comprises of all the commercial activities and is bounded by the Brisbane River and Toohey Forest Park to the north, Logan Road to the east, Johnson Road Browns Plains to the south and the Logan Motorway in Forest Lake and Oxley Creek to the east. The area has suburb centre commercial precincts in the suburbs of Sherwood, Corinda, Oxley, Darra, Jindalee, Mount Ommaney, Sunnybank Hills, Pinelands and Sunnybank. The area also comprises several sub-regional Centres in Mount Ommaney, Sunnybank Hills, Sunnybank and a super regional centre in Mt Gravatt. The area also has a fair number of convenience centres properties scattered throughout.

There were limited commercial sales in the Sherwood and Yeerongpilly Divisions, however, the key sales for the divisions show large increases. The sales show that larger sites with potential for drive-in retail or mixed used developments with onsite car parking are preferred over smaller sites with less functional use. Therefore the relativity between larger and smaller commercial sites has been altered by manual adjustment. The main key sales for the divisions were once again demolition of older retail buildings.

Southern and South-western Divisions (Industrial)

This area comprises of all the commercial activities and is bounded by the Brisbane River and Toohey Forest Park to the north, Logan Road to the east, Johnson Road Browns Plains to the south and the Logan Motorway in Forest Lake and Oxley Creek to the east. During the last 24 months the industrial property market in the Sherwood and Yeerongpilly divisions has experienced rapid growth, with demand for all lot sizes. A restriction in the supply has caused extreme growth throughout the sector.

Economic confidence in the Brisbane area as a whole, coupled with the network of major arterial roads that run through the South Western industrial corridor, make it an advantageous venue for not only new industry, but also the existing companies looking to take advantage of the current economic climate through purchasing larger blocks to amalgamate and/or consolidate their business. This is evidenced by

companies such as Woolworths and their new distribution centre at Larapinta and the reported investment of Coles in Parkinson.

The Southern and Western corridors are also showing that there are still slightly lessor rates per square metre being paid for larger blocks than for smaller blocks, but this gap is increased by a substantial amount when dealing with the smaller blocks on good quality blocks with good exposure and truck access, especially around established industrial areas such as Acacia Ridge.

Southern and South-eastern Divisions (Commercial)

Commercial property sales activity has been rising since the last revaluation in October 2004. An outcome of greater demand for commercial use land over this two year period has been a significant rise in prices paid for suitably zoned land on strategic sites. Even land which does not have the appropriate zoning or is deficient in some usually preferred quality is trading on the market with buyers prepared to engage with the local authority through the planning process and then manipulate the land to establish a suitable project site.

The majority of larger transactions typically involve sites which offer exposure to large volumes of traffic, close proximity or accessibility to major freeway systems and public transport, and proximity to established retail/commercial precincts.

Many of the property transactions involve sites which have not been vacant land for a significant period of time. These sites may involve the immediate demolition of existing improvements to enable construction at the time of purchase. Alternatively, existing improvements may be held to produce a holding income whilst appropriate zoning and development/building approvals are obtained. In general, there has been sufficient sales activity across the Brisbane metropolitan area to indicate substantial upward movement in commercial land values for the MP2, MP3 and MP4 zoning categories. Specifically, the evidence indicates that the 2006 year represents the strongest growth period between October 2004 and October 2006.

Balmoral

Commercial areas falling within the Division of Balmoral are generally well established in a “village style” retail/commercial precinct (eg. MP3 – Oxford St, Bulimba) and clusters of retail/commercial uses along major arterial roads (eg. MP3 – Wynnum Rd, Morningside). Drive-in local shopping centres

generally occupy high exposure sites (eg. MP3 – Cannon Central, Wynnum Rd, Cannon Hill). Typical of any well established residential areas, there are fragmented commercial use properties throughout the Division providing local convenience retailing and services (eg. MP4 – Wynnum Rd, Cannon Hill).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 10,420 m² “EC” corner site being developed for an office park.
- 1,020 m² MP4 corner site developed for mixed residential/retail use.
- 506 m² “LR” corner site developed for office use.
- 3,655 m² “Special Purpose” site developed for liquor store/café/lounge bar use.
- 3,960 m² “LR” amalgamated site to be developed for office/retail use.
- 688 m² MP3 site with Queenslander house used for office.
- 1,315 m² MP3 corner site with modern café/retail improvements.
- 1,211 MP3 site with older style retail/office/storage improvements.

Belmont

Commercial areas falling within the Division of Belmont are generally well established “strip” retail/commercial precincts along major arterial roads (eg. MP3 – Logan Rd, Mt Gravatt East). Drive-in local shopping centres generally occupy high exposure sites (eg. MP3 – Central Fair S.C., Creek Rd, Mt Gravatt East). Typical of older residential areas, there are fragmented commercial use properties providing local convenience retailing and services throughout this Division (eg. MP4 – Winstanley St, Carina Heights).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 8,252 m² MP4 site to be developed as an open display/sales yard.
- 4052 m² MP4 site improved with basic hardstand (part) and a small office/shed.
- 1,485 m² MP3 site improved with an older style “strip” retail/office.
- 645 m² MP3 site improved with an old cottage.

- 506 m2 MP4 corner site improved with an old shop & house.
- 1,323 m2 MP4 site improved with an older style retail/office building.

Coorparoo

Commercial areas falling within the Division of Coorparoo are generally well established inner suburban retail/commercial precincts (eg. MP3 – Stones Corner and Coorparoo Junction) along major arterial roads. Drive-in local shopping centres are generally located amongst similar commercial activity (eg. MP3 – Stones Corner Village, Logan Rd). Typical of any long established residential areas, there are fragmented commercial use properties providing local convenience retailing and services throughout the Division (eg. MP4 – Old Cleveland Rd, Camp Hill).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 534 m2 MP4 corner site in a “village” retail precinct.
- 814 m2 MP3 site in a “strip” retail/office precinct.
- 5,709 m2 MP3 site with older style shopping centre.
- 810 m2 MP3 corner site with an older style office.
- 405 m2 MP3 site with older style warehouse.

Tingalpa

Commercial areas falling within the Division of Tingalpa are generally well established outer suburban “strip” retail/commercial precincts along major roads (eg. MP2 – Logan Rd & Mt Gravatt Capalaba Rd, Upper Mt Gravatt). Drive-in local shopping centres are generally located along major roads (eg. MP3 – Wishart S.C., Mt Gravatt Capalaba Rd). Typical of any long established residential areas, there are fragmented commercial use properties throughout this Division providing local convenience retailing and services (eg. MP4 – Newnham Rd, Wishart).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 13,480 m2 MP2 site to be developed for a drive-in shopping centre.
- 971 m2 MP2 corner site to be developed for mixed residential/retail use.
- 2,741m2 MP2/LMR dual frontage site to be developed for mixed resi/comm use.
- 1,214 m2 MP2 site improved with two basic cottages.
- 486 m2 MP2 site improved with older style cottage.
- 3,971 m2 MP2 dual frontage site improved with refurbished office building.
- 1,366 m2 “LR” site improved with basic car yard/office.

Wynnum

Commercial areas falling within the Division of Wynnum include well established “village style” retail/commercial precincts (eg. MP3 - Wynnum Central and Manly Village). Drive-in local shopping centres are typically on high exposure sites (eg. MP3 – Wynnum Plaza, Wynnum Rd). Most of the suburbs are well established residential areas with fragmented commercial use properties providing local convenience retailing and services (eg. MP4 – Preston Rd, Manly West).

This Division has been manually assessed having regard to the summary commercial sales schedule for the whole of the Brisbane metropolitan region (refer attached). Significant key sales evidence located in this Division includes:

- 405 m2 MP3 site in a “village” retail/commercial precinct.
- 3,814 m2 MP4 site to be developed with a supermarket.
- 405 m2 MP3 site in a “village” retail precinct improved with an older shop.
- 810 m2 MP4 site improved with two basic older style shops.
- 774 m2 MP3 corner site with basic workshop improvements.

Southern and South-eastern Divisions (Industrial)

The south and south western Industrial divisions of Brisbane encompass a large geographical area. Ranging from the inner city suburbs of Coorparoo and Balmoral, extending south to Wishart and Eight Mile Plains, and as far westerly as Wynnum and Fisherman's Island.

The major area of Industrial growth on the southside, has been that of the Trade Coast Precinct, starting at Morningside and extending to Fisherman's Island. This precinct benefits from easy access to the Gateway Motorway, river frontage and close proximity to the Brisbane International Airport, as well as Fisherman's Island, Brisbane major Port facility. This area has recorded the highest factor levels, of between 2.00 to 4.00, and in some individual cases, factors of up to 10.00.

The major cause of such large increases in value in these areas, has been due to a "boom" in the Industrial market over the previous three years, with the Trade Coast Precinct recording unprecedented sales levels and development activity. This trend has also been seen in the rapid take up of Port of Brisbane leasehold land, in and around Fisherman's Island.

The other main reason for such large factors having been applied, has been in order to correct relativity to reflect the market. Historically smaller parcels of Industrial land have sold for a higher \$/M2 rate than larger parcels. Though it appears as though this trend is changing, with larger parcels selling for similar \$/m2 rates than that of the smaller lots.

Whilst the inner city suburbs, and outer lying southerly suburbs, have not recorded as higher levels of growth as the Trade Coast Precinct. Industrial land in these suburbs has continued to be in high demand, with values predicted to continue to rise in 2007.

Stephens Division (Commercial and Industrial)

Demand is strong for well located commercial lands. Particularly in the inner suburbs potential mixed use development sites which benefit from higher plot ratios is attracting property developers. Some MP3 sites at Fairfield adjoining Fairfield Gardens are being developed solely with home units and benefiting from the higher plot ratios. At Mt Gravatt and on the Magic Mile, Ipswich Road, Moorooka, demand for main road sites for car display purposes is particularly strong in the current economic circumstances.

The subject lands are generally located in well established industrial precincts. Demand for industrial lands is strong with the value of well located land increasing significantly.

Historically some of the lands at Moorooka and Yeerongpilly were subject to serious flooding. This allowance is seen in the existing applications. It is considered that the impact of this factor has decreased relatively in the current strong economic circumstances. The increases for this type of land is higher than the average.

Released by DNRM under RTI Act 2009

SECTION 4.0 EXECUTIVE SUMMARY OF RECOMMENDATIONS

SECTION 4.1 SUMMARY OF FACTORS AND VALUES

SECTION 4.1.1 Brisbane Central Business District and Spring Hill

Application Summary for all Periods:

Sales Breakup

Support	24
Basic	22
Against	32
TOTAL	78
Total % Applied	82.2%

See Sales Schedule path: V:\Brisbane Files by Valuation No - WTR Order\015 Brisbane Files by Valuation Number WTR\General\General CBD Sales Schedule R2006 with photos.xls

Indicative Value Range

Location	Description, Area	1/10/2004 (per sqm)	1/10/2006 (per sqm)	Change 1/10/2004	Change 1/10/2006
Golden Triangle (Excl Heritage)	Queen, Adelaide & Eagle Sts, 220m2 - 3,300m2	\$3,200/m2 - \$5,100/m2	\$7,800/m2 - \$18,800/m2	1.15 - 1.5	1.94 - 3.9
Queen St Mall (Excl Heritage)	105m2 - 16,850m2	\$6,000/m2 - \$29,000/m2	\$10,000/m2 - \$55,000/m2	1.05 - 1.2	1.35 - 1.94
Queen St Mall Heritage	270m2 - 5,380m2	\$5,000/m2- \$11,200/m2	\$8,100/m2- \$18,600/m2	1.1 - 1.66	1.15 - 2.74
Government Precinct (Excl Heritage)	Mary, Margaret, Charlotte & Elizabeth Sts, 240m2 - 5,480m2	\$3,300/m2-\$4,700/m2	\$6,000/m2-\$9,700/m2	Not Available	1.82 - 2.72
Law court Precinct (Excl Heritage)	George, Ann, Turbot & Tank Sts, 180m2 - 9,200m2	\$2,000/m2-\$3,700/m2	\$3,300/m2- \$12,200/m2	Not Available	1.67 - 3.74
Petrie Bight	Howard, Adelaide, Macrossan & Queen Sts, 275m2 - 2,750m2	\$2,200/m2-\$4,800/m2	\$5,800/m2-\$8,400/m2	Not Available	1.54 - 2.86
Riverfront	Eagle St, 2,120m2-9,800m2	\$3,400/m2-\$4,600/m2	\$9,800/m2- \$14,000/m2	1.1- 1.3	2.65 - 3.5
(name)	Roma, Upper Roma & Quay Streets	\$800/m2-\$1,600/m2	\$1,400/m2-\$2,500/m2	Not Available	1.5 - 2.3
Heritage (Excl Queen St Mall)	Edward, Mary & George Sts, 150m2 - 1,900m2	\$950/m2-\$4,600/m2	\$1,700/m2-\$8,900/m2	Not Available	1.0 - 3.75

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
253/1	24	Market	152m2	460,000	730,000	1.88	1.58
11/0	86	Queen	271m2	1,350,000	3,700,000	1.35	2.74
999/0	338	UpperRoma	822m2	700,000	1,450,000	1.06	2.07
593/0	469	Adelaide	733m2	3,500,000	5,400,000	1.18	1.54
169/0	1	Eagle	4747m2	21,000,000	62,000,000	1.10	2.95
957/0	107	North Quay	1290m2	3,400,000	9,600,000	1.23	2.82
246/0	45	Charlotte	1835m2	6,800,000	17,000,000	1.18	2.5
19/0	146	Queen	556m2	8,300,000	12,000,000	1.07	1.45
101/1	307	Queen	1672m2	8,500,000	26,000,000	1.13	3.0

Released by DNRM under RTI Act 2009

SECTION 4.1.2 Balance Brisbane Division excluding Kangaroo Pt

Residential – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	N/A	This area has a designated use of MP2. The area is tightly held with little sales activity. The focus of the area is shifting more to short term residential accommodation with retail at ground level. There are no residential properties within this SMA.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.05- 1.10	Valley Heart- This area has a designated use of MP2. Tightly held area with little sales evidence over the last period. There is only 1 residential property in this SMA.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.05- 1.10	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area. There are only 3 residential properties within this SMA.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.05- 1.10	This area has a designated use of MP2. There has been a lot of interest in the area with the focus of Fortitude Valley at present being seen in this area coupled with the adjoining James Street Precinct. There are no residential properties within this SMA.
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.05- 1.10	This area has a designated use of MP2. This area is growing in popularity with much of the commercial focus for the Valley area being seen here. Average increases around 45%.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.05- 1.10	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused. Commercial activity is situated along the major road ways with levels strengthening as the Valley's focus moves more towards the northern end.
36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.05- 1.50	This area has a designated use of MP2. The area is growing in popularity as the focus of Fortitude Valley moves toward the James Street Precinct. Use is changing from light industry to retail showroom, residential and commercial. Average increases are around 45%.
40	Bounded by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by SMA 43 which comprises a higher zoned site	1.10-1.20	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The area is still dominated by light industry uses, hence residential uses are limited in this SMA. *excludes some manual adjustments

41	Newstead Park and New Farm Park		No residential located in this SMA
42	Newstead prime river front residential land, stretching from Newstead Park at the northern end to New farm Park at the southern end.	1.10-1.45	This area is predominately multi-unit uses. Manual changes to residential. Excludes some manual adjustments (some as high as 80%).
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the 'Wool Store Precinct' along Skyring & Vernon Tce and Macquarie street.	1.05-1.25	Area of varying zonings, land issues and heritage issues, and primarily comprised of commercial and multi-unit uses. *excludes some manual adjustments.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.05- 1.70	The area surrounding the old Cloudlands site is where the majority of the residential lands are situated within this SMA. There have been manual changes with an average increase of 10% however elevated parcels and those with views have been reviewed on relativity with changes from around 25- 70% being experienced. *excludes some manual adjustments
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area's streetscapes and traditional built dwellings.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is intended to provide a wide range of residential uses.	1.0- 1.10	Manual adjustments made but overall increase of around 5%.
60	Bounded by Chermside Street to the north-east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location.	1.05-1.40	A mixed area of low lying locations and elevated locations with a varying range of views and outlooks. Elevated locations (prestige locations) have been increased by up to 35% and lower lying areas have been increased by between 5% and 25%. *excludes some manual adjustments.

61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street.	1.05-1.25	A mix of low lying areas and some more elevated locations. Predominant increases of Factor of 1.15 and 1.20. *excludes some manual adjustments
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	1.10-1.55	Major component has been increased by a factor of 1.25% with manual adjustments made throughout the area to improve overall relativity. Peripheral areas e.g. Oxlade Drive had manual adjustments undertaken in some portions. *excludes some manual adjustments.
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park.	1.1-1.35	Majority of properties increased to between 20 % and 40 %. *excludes some manual adjustments
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	1.05-1.25	Majority of this SMA is Commercial property. Manual adjustments predominant for small residential properties in this location.
65	New Farm Park		Assets
66	Kangaroo Point Cliffs and Wharf area beneath Storey Bridge		Assets
67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm	1.1-1.25	Area of mixed development, comprising early 1900's timber cottages, multi-unit complexes, some in elevated positions with views.
80	The suburb of Herston is predominantly an inner city residential and multi-unit area located in the area surrounding Royal Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.	1.1- 2.00	Average increase of around 40% with manual increases to improve relativity between neighbouring suburbs. Sites with views or sites that are over 1500m2 have been increased manually up to 100%, again to improve relativity within the area.

Residential - Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Fortitude Valley					
Arthur Street	Normal residential	\$290,000- \$500,000	\$400,000- \$600,000	1.40- 1.60	1.00-1.15 * excludes some manuals
Bowen Hills					
Jorden Terrace	Elevated with northerly views	\$400,000- \$725,000	\$600,000- \$1,250,000	1.10- 1.25	1.0- 1.40 * excludes some manuals
Spring Hill					
	Small Residential	\$220,000- \$650,000	\$230,000- \$725,000	1.1- 1.3	1.05- 1.10 * excludes some manuals
Newstead					
Walker Avenue	Elevated Street in prestige location	\$510,000- \$880,000	\$660,000- \$1,150,000	1.40	1.10- 1.40 * excludes some manuals
Chermside Street	Lower lying location	\$250,000- \$500,000	\$430,000- \$550,000	1.40	1.05-1.25 * excludes some manuals
Harcourt Street	Lower lying older established area	\$270,000- \$470,000	\$400,000- \$660,000	1.15-1.5	1.05-1.25 * excludes some manuals
New Farm					
Clay Street	Lower lying location in older established area	\$290,000- \$325,000	\$325,000- \$435,000	1.18	1.10-1.40 *excludes some manual adjustments
Langshaw Street	Slightly elevated location in well established area	\$310,000- \$390,000	\$490,000- \$620,000	1.25	1.15-1.35 *excludes some manual adjustments
Oxlade Drive	Prestige low lying location in close proximity to waterfront	\$345,000- \$2,600,000	\$620,000- \$5,500,000	1.45	1.25-1.60 *excludes some manual adjustments
Herston					
	Normal residential in quite Street	\$190,000- \$240,000	\$250,000- \$450,000	1.2	1.30- 1.80 *excludes some manual adjustments

Benchmark Details

Valn No	Area m2	Street Number	Street	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
5414/1100000	1055	9	WALKER AV, NEWSTEAD	\$1,600,000	\$2,100,000	N/A	1.30
3268/0000000	233	15	MIDVALE LA, FORTITUDE VALLEY	\$ 290,000	\$362,500	1.0	1.25
3252/0000000	465	186	ARTHUR ST, FORTITUDE VALLEY	\$480,000	\$530,000	1.60	1.10
3556/0000000	465	247	KENT ST, NEWSTEAD	\$ 485,000	\$650,000	1.18	1.35
5344/0000000	445	78	CHESTER ST, NEWSTEAD	\$ 840,000	\$1,100,000	1.40	1.30
5176/0000000	607	55	KINGSHOLME ST, NEWSTEAD	\$ 620,000	\$735,000	1.47	1.18
3783/1000000	260	130	ANNIE ST, NEW FARM	\$ 295,000	\$ 340,000	1.24	1.15
1974/0000000	329	72	WARRY ST, SPRING HILL	\$310,000	\$325,000	1.20	1.05
2037/0000000	202	172	KENNIGO ST, SPRING HILL	\$330,000	\$345,000	1.20	1.05
2193/0000000	239	18	HIPWOOD STREET, SPRING HILL	\$317,500	\$345,000	1.20	1.05
2327/0000000	304	37	YORK PDE, SPRING HILL	\$450,000	\$475,000	1.20	1.05
2479/0000000	304	22	ROSA ST, SPRING HILL	\$355,000	\$375,000	1.20	1.05
5122/2500000	337	7	HOPETOUN WAY, NEW FARM	\$ 410,000	\$700,000	1.24	1.70
3839/0000000	506	33	ANNIE ST, NEW FARM	\$ 415,000	\$500,000	1.25	1.20
3846/0000000	577	16	BROWNE ST, NEW FARM	\$ 455,000	\$575,000	1.24	1.26
3989/0000000	531	47	CHARLES ST, NEW FARM	\$ 510,000	615,000	1.25	1.20
4793/0000000	683	22	HAZLEWOOD ST, NEW FARM	\$ 620,000	\$725,000	1.3	1.17
4781/5000000	300	25	HAZELWOOD ST, NEW FARM	\$ 390,000	\$550,000	1.3	1.41
4835/0000000	880	33	LLEWELLYN ST, NEW FARM	\$ 550,000	\$ 800,000	1.3	1.45
4713/1000000	403	77	OXLADE DVE, NEW FARM	\$ 475,000	\$ 750,000	n/a	1.57
5122/1200000	375	10	HOPETOUN WAY, NEW FARM	\$ 590,000	\$ 775,000	1.25	1.30
4648/0000000	298	165	JAMES ST, NEW FARM	\$ 400,000	\$ 400,000	1.38	1.00
4478/0000000	299	532	LOWER BOWEN TCE, NEW FARM	\$ 360,000	\$ 375,000	1.25	1.05
4746/0000000	809	80	OXLADE DVE, NEW FARM	\$1,250,000	\$3,000,000	1.45	2.40
4865/0000000	954	5	GRIFFITH ST, NEW FARM	\$2,900,000	\$3,970,000	1.45	1.37
3839/0000000	506	33	ANNIE ST, NEW FARM	\$ 415,000	\$ 515,000	1.25	1.25
4646/1000000	440	171	JAMES ST, NEW FARM	\$ 415,000	\$ 500,000	1.38	1.20
6625/0000000	405	74	BUTTERFIELD ST, HERSTON	\$175,000	\$255,000	1.25	1.45

6733/0000000	427	19	GARRICK ST, HERSTON	\$230,000	\$345,000	1.25	1.45
6720/0000000	759	78	GARRICK ST, HERSTON	\$300,000	\$420,000	1.25	1.45
6810/0000000	463	16	HETHERINGTON ST, HERSTON	\$212,500	\$320,000	1.25	1.45
6075/0000000	1265	19	JORDAN ST, BOWEN HILLS	\$745,000	\$1,100,000	1.20	1.40
6121/0000000	683	46	BOYD ST, BOWEN HILLS	\$590,000	\$650,000	1.25	1.10

MultiUnit – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	1.10- 2.00	This area has a designated use of MP2. The area is tightly held with little sales activity. The focus of the area is shifting more to short term residential accommodation with retail at ground level. *excludes some manual adjustments.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.10 – 1.80	Valley Heart- This area has a designated use of MP2. Tightly held area with little sales evidence over the last period. Average increase in the area is around 1.20. *excludes some manual adjustments.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.10- 1.50	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area. There is a fringe commercial component located along Brunswick Street and St Pauls Terrace, there have been a number of lightly improved sales here that have been analysed and show increases of around 25- 40%. *excludes some manual adjustments.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.20- 2.20	This area has a designated use of MP2. There has been a lot of interest in the area with the focus of Fortitude Valley at present being seen in this area coupled with the adjoining James Street Precinct. Average increases around 40% *excludes some manual adjustments.
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.20- 2.50	This area has a designated use of MP2. This area is growing in popularity with much of the commercial focus for the Valley area being seen here. Average increases around 45%. *excludes some manual adjustments.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.20- 1.95	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused. Commercial activity is situated along the major road ways with levels strengthening as the Valley's focus moves more towards the northern end. *excludes some manual

			adjustments.
36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.20- 2.50	This area has a designated use of MP2. The area is growing in popularity as the focus of Fortitude Valley moves toward the James Street Precinct. Use is changing from light industry to retail showroom, residential and commercial. Average increases are around 45%. *excludes some manual adjustments.
40	Bounded by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by SMA 43 which comprises a higher zoned site	1.10-1.40	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The area is still predominantly light industry uses in the northern portion north of the Newstead Gas-rings site. Re-development to Multi-unit residential uses and mixed uses are becoming more prevalent in the area south of the 'Gas-ring site'. Varying ranges of increases throughout this area. Manual adjustments are predominant. *excludes some manual adjustments
41	Newstead Park and New Farm Park		No multi-unit residential located in this SMA.
42	Newstead prime river front residential land, stretching from Newstead Park at the northern end to New farm Park at the southern end. Multi-res is predominant in this location.	1.10-1.35	This area is predominately multi-unit uses. Manual changes again predominant. Minimum increase 10% maximum increase 35%. *Excluding some manual adjustments.
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the 'Wool Store Precinct' along Skyring & Vernon Tce and Macquarie street. Mixed development area of older established, semi-modern and modern multi-res and commercial uses.	1.10-1.40	Area of varying area classifications (zonings), large portion of this SMA has considerable land issues and heritage issues, and primarily comprised of mixed commercial/multi-unit uses. Manual adjustments predominant. *excludes some manual adjustments.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.00- 2.20	The area surrounding the old Cloudlands site is where the majority of the multi-residential lands are situated within this SMA. There have been manual changes with an average increase of around 30% however elevated parcels and those with views have been reviewed on relativity with changes from around 25- 220% being experienced. *excludes some manual adjustments.
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area's streetscapes and traditional built dwellings.	1.0- 1.2	Manual adjustments made but overall increase of around 5%. *excludes some manual adjustments.
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.0- 1.20	Manual adjustments made but overall increase of around 5%. *excludes some manual adjustments.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses	1.0- 1.20	Manual adjustments made but overall increase of around 5%. *excludes some manual adjustments.

54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct	1.0- 1.20	Manual adjustments made but overall increase of around 5%. *excludes some manual adjustments.
56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.0- 1.20	Manual adjustments made but overall increase of around 5%. *excludes some manual adjustments.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is intended to provide a wide range of residential uses.	1.0- 1.20	Manual adjustments made but overall increase of around 10%. *excludes some manual adjustments.
60	Bounded by Chermside Street to the north-east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location. Mixed area, primarily older established residential with semi-modern multi-unit intermixed.	1.00-1.25	A mixed area of low lying locations and elevated locations with a varying range of views and outlooks. Some manual adjustments have been required. Multi-unit is lightly scattered throughout this SMA. *Excludes some manual adjustments.
61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street. Mixed area, primarily older established residential with semi-modern and some modern multi-unit intermixed.	1.00-1.25	A mix of low lying areas and some more elevated locations. *Manual adjustments. Larger sites- the majority of them had a factor of 1.0 applied, smaller sites had between 1.10-1.25 factor applied. *Excludes some manual adjustments.
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	1.0-1.35	Major component has been increased by a factor of 1.10-1.20% with manual adjustments made throughout the area to improve overall relativity. *excludes some manual adjustments.
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park. Medium density location with a continuing change over to more higher density uses- Residential changing over to Multi-unit uses.	1.1-1.35	Majority of properties increased to between \$3800- \$4000 p/sq.m for riverfront allotments, equating to a 1.35 % increase. *Excludes some manual adjustments.
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	1.00-1.20	Majority of this SMA is Commercial property. Manual adjustments predominant for Multi-unit properties in this location, ranging from NCV's (no change in value to 1.20 increase. *Excludes some manual adjustments.
65	New Farm Park		Assets
66	Kangaroo Point Cliffs and Wharf area beneath Storey Bridge		Assets
67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm. Area is comprised of older established cottages and multi-unit development. Some larger multi-unit site in this location.	1.0-1.25	Area of mixed development, comprising early 1900's timber cottages, multi-unit complexes, some in elevated positions with views. * Excludes some manual adjustments.
80	The suburb of Herston is predominantly an inner city residential and multi-unit area located in the area surrounding Royal	1.0- 1.10	Average increase of around 2.5% with manual increases to improve relativity between neighbouring suburbs. *excludes some manual adjustments.

	Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.		
--	--	--	--

Multi-Unit Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Newstead					
Harcourt Street	Lower lying area of mixed use developments.	\$510,000- \$3,300,000	\$720,000- \$3,900,000	1.05-1.40	1.05-1.40 * excludes some manuals
Vernon Tce	River front location in woolstore precinct	\$410,000- \$3,200,000	\$720,000- \$3,900,000	1.03-1.40 *manuals	1.05-1.40 * excludes some manuals
Chermside Street	Low lying area near woolstore precinct	\$180,000- \$390,000	\$530,000- \$710,000	1.35-1.40	1.25-1.30 * excludes some manuals
New Farm					
Langshaw Street	Slightly elevated location in well established older portion of New Farm	\$445,000- \$2,100,000	\$660,000- \$2,500,000	1.25	1.10-1.50 * excludes some manuals
Browne Street	Low lying area, inferior quality improvements.	\$400,000- \$2,300,000	\$550,000- \$2,300,000	1.25	1.00-1.30 * excludes some manuals
Oxlade Drive	Prestige river/park location, with river and city views.	\$900,000- \$9,600,00	\$1,000,000- \$12,000,000	1.40-1.45	1.00-1.50 * excludes some manuals.
Fortitude Valley					
	Alfred St	\$265,000- \$2,100,000	\$390,000- \$3,100,000	1.35- 1.80	1.15- 1.45 * excludes some manuals
Spring Hill					
Wickham Tce	Major thoroughfare	\$660,000- \$12,750,000	\$630,000 - \$12,750,000	1.40	1.0 -1.20 * excludes some manuals
Leichardt St	Major thoroughfare	\$455,000- \$7,400,000	\$455,000 - \$8,750,000	1.40	1.0-1.20 * excludes some manuals
Herston					

	Average position	\$350,000-\$900,000	\$350,000-\$1,000,000	1.20	1.0-1.20 * excludes some manuals
Bowen Hills					
	Average	\$600,000-\$4,800,000	\$800,000-\$6,800,000	1.25- 1.40	1.2- 1.45 * excludes some manuals
	Views	\$700,000-\$4,800,000	\$1,000,000-6,400,000	1.25- 1.40	1.2- 2.20 * excludes some manuals

Commercial – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	1.10- 2.00	This area has a designated use of MP2. The area is tightly held with little sales activity. The focus of the area is shifting more to short term residential accommodation with retail at ground level. *excludes some manual adjustments.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.10 – 1.80	Valley Heart- This area has a designated use of MP2. Tightly held area with little sales evidence over the last period. Average increase in the area is around 1.20. *excludes some manual adjustments.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.10- 1.50	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area. There is a fringe commercial component located along Brunswick Street and St Pauls Terrace, there have been a number of lightly improved sales here that have been analysed and show increases of around 25- 40%. *excludes some manual adjustments.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.20- 220	This area has a designated use of MP2. There has been a lot of interest in the area with the focus of Fortitude Valley at present being seen in this area coupled with the adjoining James Street Precinct. Average increases around 40%. *excludes some manual adjustments.
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.20- 2.50	This area has a designated use of MP2. This area is growing in popularity with much of the commercial focus for the Valley area being seen here. Average increases around 45%. *excludes some manual adjustments.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.20- 1.95	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused. Commercial activity is situated along the major road ways with levels strengthening as the Valley's focus moves more

			towards the northern end. *excludes some manual adjustments.
36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.20- 2.50	This area has a designated use of MP2. The area is growing in popularity as the focus of Fortitude Valley moves toward the James Street Precinct. Use is changing from light industry to retail showroom, residential and commercial. Average increases are around 45%. *excludes some manual adjustments.
40	Bounded by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by SMA 43 which comprises a MP3 site , ‘Gas Rings’ site.	1.15-1.60	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The area is still predominantly light industry within the northern portion north of the Newstead Gas-rings site. Re-development to Multi-unit residential uses and mixed commercial/ residential uses are becoming more prevalent in the area south of the ‘Gas-ring site’. Varying ranges of increases throughout this area. *excludes some manual adjustments.
41	Newstead Park and New Farm Park		No commercial or industrial located in this SMA
42	Newstead prime river front residential land, stretching from Newstead Park at the northern end to New farm Park at the southern end. Multi-res is predominant in this location.	1.10-1.80	This area is predominately multi-unit uses. One major commercial site located on the waterfront at the northern end of Skyring Tce saw an factor increase of 1.80. A small amount of commercial located in this SMA. *excludes some manual adjustments.
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the ‘Wool Store Precinct’ along Skyring & Vernon Tce and Macquarie street. Mixed development area of older established, semi-modern and modern multi-res and commercial uses.	1.10-1.40	Area of varying area classifications (zonings), large portion of this SMA has considerable land issues and heritage issues, (Wool-stores and ‘Gas Ring’ Site) and primarily comprised of mixed commercial/multi-unit uses. Gas-ring sites increased in some instances by a factor of 2.0 and 3.0. The ‘Gas rings’ site has had between \$1000 to \$1500 p. sq. m applied to it for the majority of this site. The water front component has \$3000+ a square metre applied. Manual adjustments predominant. *excludes some manual adjustments.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.10- 1.80	1.25 is the average factor for industrial/commercial properties within this division. Abbotsford Rd levels remain low however there is strong demand for commercial property within the area with particular interest in the area around Kingsford Smith Drive and around Campbell Street. *excludes some manual adjustments.
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area’s streetscapes and traditional built dwellings.	1.0-1.10	This area shows approximately a Factor of 1.0 to 1.1 given that the residential market is in a consolidation period. *excludes some manual adjustments.
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.10- 1.80	Manual adjustments made but overall increase of around 15%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley. *excludes some manual adjustments.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses	1.00-1.10	This area shows approximately a Factor of 1.0 to 1.1 given that the Residential market is in a consolidation period. *excludes some manual adjustments.

54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct		This area shows approximately a Factor of 1 to 1.1 given that the Residential market is in a consolidation period. *excludes some manual adjustments.
56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.1- 1.80	Manual adjustments made but overall increase of around 40%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley. *excludes some manual adjustments.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is intended to provide a wide range of residential uses.	1.0-1.30	This area shows an increase of generally between a factor of 1.0 to 1.2 given its mixed use of commercial and residential uses. *excludes some manual adjustments.
60	Bounded by Chermiside Street to the north-east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location. Mixed area, primarily older established residential with semi-modern multi-unit intermixed.	N/A	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied. No property valued on a commercial basis in this SMA.
61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street. Mixed area, primarily older established residential with semi-modern and some modern multi-unit intermixed.	N/A	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied. No property valued on a commercial basis in this SMA.
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	1.1-1.40	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied and the corner Shop complex on the corner of Moray and Sydney Streets (zoned MP4) has been increased to \$1450 p/sq/m or a factor of 1.10. 193 Moray Street (5954m ² site) has increased by a factor of 1.17 and is now on a rate of \$1025/m ² . *excludes some manual adjustments.
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park. Medium density location with a continuing change over to more higher density uses- Residential changing over to Multi-unit uses.	N/A	Small number of residential properties (and zoned as such) in this SMA, however residential levels have been applied. No property valued on a commercial basis in this SMA.
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	1.1-2.2	Commercial property fronting along Brunswick Street is comprised of both mixed use complexes, combining both residential and commercial and some stand alone shops. A square metre rate of \$1500 has been applied. No change in value for 220 James Street, zoned MP4 already at this level. One portion of New Farm shopping centre has been increased by a factor of 2.2 and the remaining portion (3043m ² site) increased by 1.45 to \$1350p.sq.m. This SMA has been written manually and has seen considerable increases throughout. The 62 James Street a 1399m ² site has been increased by a factor of 2.0 or \$2350/m ² *excludes some manual adjustments.
65	New Farm Park	N/A	Assets. No commercial in this SMA.
66	Kangaroo Point Cliffs and Wharf area beneath Storey Bridge	N/A	Assets. No commercial in this SMA.

67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm. Area is comprised of older established cottages and multi-unit development. Some larger multi-unit site in this location.	1.2-2.0	Small number of residential properties (and zoned as such) in this SMA, converted to shops or office space, residential levels have been applied plus a premium. *excludes some manual adjustments.
80	The suburb of Herston is predominantly a residential and multi-unit area located in the area surrounding Royal Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.	1.25 – 1.8	This precinct contains few commercial properties. These have been increased by between 25- 80%. These new levels are now in relativity with neighbouring suburbs sales such as Bowen Hills. *excludes some manual adjustments.

Released by DNRM under RTI Act 2009

Commercial - Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Fortitude Valley					
Ann Street	Major thoroughfare	\$600,000- \$8,500,000	\$800,000- \$18,000,000	1.80- 2.20	1.35- 2.20 *manual calculations
Brunswick Street	Valley Mall	\$325,000- \$7,200,000	\$450,000- \$9,300,000	1.8- 2.50	1.1- 1.4 *manual calculations
Wickham Street	Major thoroughfare	\$550,000- \$8,500,000	\$750,000- \$15,000,000	1.80- 2.20	1.3- 2.25 *manual calculations
James Street	Major restaurant area	\$550,000- \$9,200,000	\$780,000- \$23,000,000	1.8- 2.00	1.4- 2.5 *manual calculations
Newstead/ New Farm					
Commercial Road, Newstead	Older established major thoroughfare, within Newstead.	\$410,000- \$3,400,000	\$590,000- \$5,400,000	1.20- 1.80	1.40-1.65 *excludes some manual adjustments.
Cnr Merthyr Road, New Farm (north of Brunswick street)	Minor thoroughfare.	\$380,000- \$910,000	\$495,000- \$10,000,000	1.20	1.15-2.20 *excludes some manual adjustments.
Brunswick Street, New Farm.	Older established major thoroughfare.	\$390,000- \$2,100,000	\$650,000- \$2,600,000	1.10-1.60	1.15-1.65 *excludes some manual adjustments.
Spring Hill					
Boundary Street	Major thoroughfare	\$400,000- \$11,000,000	\$425,000 - \$11,000,000	1.40	1.0- 1.1 *excludes some manual adjustments.
Wickham Tce	Major thoroughfare	\$660,000- \$12,750,000	\$630,000 - \$12,750,000	1.40	1.0 -1.2 *excludes some manual adjustments.
Leichardt St	Major thoroughfare	\$455,000- \$7,400,000	\$455,000 - \$8,750,000	1.40	1.0-1.2 *excludes some manual adjustments.

Released by DNRM under RTI Act 2009

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
3004/000000	26	CONSTANCE ST, FORTITUDE VALLEY	1,540	\$1,600,000	\$2,200,000	2.10	1.35
720/000000	895	ANN ST, FORTITUDE VALLEY	2,527	\$3,250,000	\$4,800,000	1.55	1.45
2581/0000000	400	WICKHAM ST, FORTITUDE VALLEY	4,457	\$2,200,000	\$3,600,000	1.75	1.65
2850/1000000	201	BRUNSWICK ST, FORTITUDE VALLEY	1,236	\$1,600,000	\$2,400,000	1.90	1.35
5466/000000	18	DOGGETT ST, FORTITUDE VALLEY	799	\$985,000	\$1,500,000	1.6	1.55
1645/1000000	395	St PAULS TERRACE, FORTITUDE VALLEY	1,695	\$1,500,000	\$2,300,000	1.0	1.50
5554/0000000	58	COMMERCIAL RD, N/STEAD	460	\$550,000	\$760,000	2.1	1.38
2692/0000000	612	BRUNSWICK ST, NEW FARM	587	\$630,000	\$900,000	1.20	1.42
4125/1000000	85	MERTHYR RD, NEW FARM	8056	\$4,500,000	\$10,000,000	1.20	2.2
1695/110000	340	BOUNDARY ST, SPRING HILL	5,247	\$5,700,000	\$5,800,000	1.20	1.025
2280/0000000	36	LITTLE EDWARD ST, SPRING HILL	410	\$620,000	\$750,000	1.20	1.20
2516/0000000	21	MEIN ST,SPRING HILL	253	\$345,000	\$485,000	1.20	1.40

Commercial – Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
30	Fortitude Valley- Gotha Street Precinct- Bound by St Pauls Terrace, Gipps Street, Warren Street, Boundary Street and Ivory Street. This area represents the threshold between the City and Fortitude Valley. It is a retail area as well as an area with a focus on short term accommodation.	1.10- 2.00	Commercial.
31	Fortitude Valley- Valley Heart Precinct- Bound by St Pauls Terrace, Gipps Street, Malt Street, Ballow and Constance Streets. This area in the central commercial core of the Valley and is the business and entertainment activity centre for the inner north eastern suburbs.	1.10 – 1.80	Commercial.
32	Fortitude Valley- Water Street Precinct- bound by St Pauls Terrace, Costin Street, Gregory Terrace and Brunswick Street. This is a mixed use area with an emphasis on residential uses and short term accommodation.	1.10- 1.50	This area has a designated use of Low Medium Residential however still contains a high level of industrial use which is changing focus to a more retail showroom use area.
33	Fortitude Valley- East Street Precinct- Bound by McLachlan Street, to the east, Brooks Street to the north, St Pauls Terrace to the west and Constance/Ballow Streets to the south. This is a mixed use area comprising commercial, retail display, residential, recreational and community uses.	1.20- 220	Commercial.
34	Fortitude Valley- James Street Precinct- Bound by Arthur Street to the east, Mc Lachlan and Ann and Doggett Streets to the west, Wandoo Street and Commercial Road to the north and Brunswick Street to the south. This area has a mix of commercial, retail, residential and recreational uses with a strong emphasis on new residential use.	1.20- 2.50	Commercial.
35	Fortitude Valley- Light Street Precinct- Bound by Montpellier Road to the north, Brooks Street to the south, Wickham Street to the east and Markwell Street to the west. This area contains commercial use along the four major roads while residential uses are being encouraged in lieu of current warehouse and transport use.	1.20- 1.95	This area has a small amount of land designated Light Industry which is located along Montpellier Road. There are also industrial buildings located in the area surrounding Prospect Street that is designated for Low Medium Residential usage however still contains many industrial properties that are becoming retail showroom focused.
36	Fortitude Valley- Chester Street Precinct- Bound by Doggett Street to the east, Wickham Street to the west, Brooks and Wandoo Streets to the south and Commercial Road and Ann Street to the north. This area is a service and employment area where mixed use residential uses are encouraged by council.	1.20- 2.50	Commercial.
40	Bound by Breakfast Creek Road, Commercial Road, Newstead Park and SMA 42 (river front land). This SMA is bisected by SMA 43 which comprises a MP3 site , ‘Gas Rings’ site.	1.10-1.20	This area is seeing a changeover from light Industrial to residential development and/or mixed used developments, due to continuing development within surrounding areas. The area is still predominantly light industry within the northern portion north of the Newstead Gas-rings site. Re-development to Multi-unit residential uses and mixed uses are becoming more prevalent in the area south of the ‘Gas-ring

			site'. Varying ranges of increases throughout this area. *excludes some manual adjustments.
41	Newstead Park and New Farm Park		No commercial / industrial located in this SMA
42	Newstead prime river front land, stretching from Newstead Park at the northern end to New farm Park at the southern end. Multi-res is predominant in this location.	1.10-1.20	This area is predominately multi-unit uses. Limited commercial located in this SMA.
43	Segmented SMA comprising an areas, Bounded by Commercial Road, Riverfront, Breakfast Creek Road, and includes small area south of Newstead Park fronting to Newstead Tce, and the 'Wool Store Precinct' along Skyring & Vernon Tce and Macquarie street. Mixed development area of older established, semi-modern and modern multi-res and commercial uses.	1.10-1.20	Area of varying area classifications (zonings), large portion of this SMA has considerable land issues and heritage issues, (Woolstores and 'Gas Ring' Site) and primarily comprised of mixed commercial/multi-unit uses. Small portion of industrial in northern pocket of SMA. Manual adjustments predominant. *excludes some manual adjustments.
44	Bowen Hills is predominately an industrial suburb containing the Bowen Hills Rail Yards as well as some residential, multi-unit and commercial lands. It is bound by Breakfast Creek Road to the East, Montpelier Road/Campbell Street to the South, Bowen Bridge Road to the West and Breakfast Creek to the North.	1.1- 1.80	1.25 is the average factor for industrial properties within this division. Abbotsford Rd levels remain low however there is strong demand for industrial property within the area with particular interest in the area west of Kingsford Smith Drive and around Campbell Street. *excludes some manual adjustments.
51	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Detached House Precinct which is a heritage and character protection area preserving the area's streetscapes and traditional built dwellings.		Commercial
52	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the Low Medium residential Precinct providing for a variety of building intensities and types. This area accommodates for multi-unit as well as detached housing.	1.1- 1.80	Manual adjustments made but overall increase of around 15%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley. *excludes some manual adjustments.
53	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents higher density residential uses	1.1-1.50	Commercial showing increases averaging 40%. *excludes some manual adjustments.
54	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Commercial Precinct	1.05-1.35	Commercial showing increases averaging 20%. *excludes some manual adjustments.
56	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the areas neighbouring commercial precincts and provides a transition between commercial and residential uses.	1.1- 1.80	Manual adjustments made but overall increase of around 40%. Levels were previously low and larger manual increases were needed to improve relativity. Particularly the areas closer to Fortitude Valley. *excludes some manual adjustments.
58	Spring Hill- Located in segregated areas throughout Spring Hill, this SMA represents the High Rise Precinct. This area is particularly suited to high rise housing but is intended to provide a wide range of residential uses.	1.1-1.35	Commercial showing increases averaging 20%. *excludes some manual adjustments.
60	Bounded by Chermshire Street to the north-	N/A	No industrial in this SMA.

	east, Arthur and Kent Streets to the north-west, Brunswick street to the south-west and Sydney street to the south-east, comprising the 'Character Residential' Area Classification for the Newstead and New Farm location. Mixed area, primarily older established residential with semi-modern multi-unit intermixed.		
61	Bounded by Arthur Street, to the north-west, Sydney Street to the south-east Brunswick Street and James Street. Mixed area, primarily older established residential with semi-modern and some modern multi-unit intermixed.	N/A	No industrial in this SMA.
62	Bounded by Bowen Street to the north-west, Brunswick Street to the north-east, Moray Street, and Oxlade Drive to the south-east.	N/A	No industrial in this SMA.
63	Prestige river front property between Moray Street at the Kangaroo Point Cliffs to New Farm Park. Medium density location with a continuing change over to more higher density uses- Residential changing over to Multi-unit uses.	N/A	No industrial in this SMA.
64	Property fronting to Brunswick Street between Arthur Street and Browne Street, and the Commercial precinct around Welsby and Merthyr Road.	N/A	No industrial in this SMA.
65	New Farm Park	N/A	Assets
66	Kangaroo Point Cliffs and Wharf area beneath Story Bridge	N/A	Assets
67	Small precinct north of Chester Street, south of Commercial road and between Arthur and Kent Streets Newstead/New Farm. Area is comprised of older established cottages and multi-unit development. Some larger multi-unit site in this location.	N/A	No industrial in this SMA
80	The suburb of Herston is predominantly a residential and multi-unit area located in the area surrounding Royal Brisbane Hospital bounded by Bowen Bridge Road to the East, Herston Road to the South, Enoggera Creek to the North and Clyde Road to the West.	1.25 – 2.0	This precinct contains few industrial properties. These have been increased by between 25- 100%. These new levels are now in relativity with neighbouring suburbs sales such as Windsor, Kelvin Grove and Bowen Hills. *excludes some manual adjustments.

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Fortitude Valley					
Prospect Street	Older established industrial area behind Wickham Street	\$300,000- \$650,000	\$400,000- \$850,000	1.25- 1.35	1.25- 1.3
Baxter Street	Older established industrial area behind St Paul's Terrace	\$400,000- \$650,000	\$500,000- \$800,000	1.4- 1.6	1.15- 1.25
Newstead					
Halford Street	Older established industrial area at northern end of Newstead.	\$650,000- \$1,300,000	\$940,000- \$1,800,000	1.20- 1.60	1.40-1.60 *excludes some manual adjustments.
Austin Street	Older established industrial area at northern end of Newstead.	\$360,000- \$1,300,000	\$640,000- \$2,200,000	1.65- 2.00	1.25-1.55 *excludes some manual adjustments.
Stratton Street	Older established industrial area at southern end of Newstead	\$600,000- \$1,300,000	\$940,000- \$1,800,000	1.20- 1.65	1.40-1.60 *excludes some manual adjustments.
Bowen Hills					
Abbotsford Road	Established industrial strip along busy Road with fairly poor access.	\$265,000- \$1,000,000	\$305,000- \$1,250,000	1.5- 2.25	1.1- 2.0. All calculated manually
Montpellier Road (SMA 35)	Established industrial area joining Bowen hills with Fortitude Valley	\$500,000- \$6,400,000	\$730,000- \$15,000,000	1.5- 2.00	1.3- 2.25. All calculated manually
Herston					
Gould Road	Small pocket of isolated industrial	\$650,000	\$1,300,000	1.3	2.0 *excludes some manual adjustments.

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
6399/0000000	12	PROSPECT ST, FORTITUDE VALLEY	253	\$ 310,000	\$ 400,000	1.4	1.3
6318/0000000	8	BROOKES ST, BOWEN HILLS	392	\$ 385,000	\$ 410,000	1.35	1.075
6448/0000000	19	JEAYS ST, BOWEN HILLS	304	\$ 280,000	\$ 340,000	1.35	1.20
6263/0000000	42	CAMPBELL ST, BOWEN HILLS	698	\$ 580,000	\$660,000	1.35	1.15
6161/0000000	47	MONTPELLIER RD, FORTITUDE VALLEY	948	\$ 770,000	\$ 1,500,000	2.0	1.95
5954/0000000	68	ABBOTSFORD RD, BOWEN HILLS	1,459	\$ 700,000	\$ 1,050,000	1.35	1.5
6996/0000000	9	GOULD RD, HERSTON	3,237	\$ 650,000	\$ 1,300,000	1.3	2.0
5815/0000000	6	BYRES ST, NEWSTEAD	341	\$ 350,000	\$ 430,000	1.9	1.2
5848/0000000	12	ROSS ST, NEWSTEAD	392	\$ 285,000	\$ 500,000	2.1	1.75
5782/0000000	10	AUSTIN ST, NEWSTEAD	501	\$ 510,000	\$ 650,000	2.0	1.27
5765/0000000	22	MAUD ST, NEWSTEAD	607	\$ 510,000	\$ 780,000	1.75	1.52

Released by DNRM under RTI Act 2009

Residential - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
20	West End, Hill End and part of Highgate Hill are bounded by Montague Road, Dornoch Terrace, Gladestone Road and the Brisbane River. The area comprises of single unit dwellings and multi-unit dwellings and is regarded as prime location for residential accommodation being located close to the CBD.	1.3	The areas designated use is mainly Low Medium Residential. Sales of single unit dwelling in this area have remained strong as demand over the past three years has always striped out supply. The multi-unit sales have also remained strong.
30	Part of Highgate Hill and Dutton Park are bounded by Gladestone and Annerley Roads. The area comprises of single unit dwelling and multi-unit residences. This area is strongly sort after due to its close location to the CBD.	1.3	Land use is mainly Low Medium Residential. Sales of single unit dwellings remain strong in this character residential area.
40	This part of Woolloongabba is bounded by Annerley Road, Stanley Street and Ipswich Road. The area comprises mainly of single unit dwellings and multi-unit residences. The Princess Alexandra Hospital and Buranda Shopping Centre are located in this SMA.	1.2	Land use is mainly Low Medium Residential. Sale of single unit dwellings remains strong due to the close location to the CBD where supply out strips demand.
50	This part of Woolloongabba is bounded by Ipswich Road and Logan Road. The area comprises mainly of single unit dwellings and multi-unit residences.	1.2	Land use is mainly Low Medium Residential. Sales of single unit dwellings remain strong in this area.
60	This part of Woolloongabba and East Brisbane is bounded by Vulture Street Wellington Road, Logan Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area also contains some industrial and commercial properties that are being purchased for multi –unit development.	1.2	The land use in this area is Low Medium Residential. Sales of single unit dwellings have remain strong.
70	East Brisbane area is bounded by Vulture Street, Wellington Road, Lytton Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area contains some industrial properties and strip shopping.	1.0-1.1	The land use is mainly Low Medium Residential.
13	This part of South Brisbane is bounded by Stephens Road, Annerley Road and the Freeway. The area comprises mainly of single unit dwellings. The Mater Hospital and St Laurence's College are located in this SMA.	1.2	The land use is mainly Low Medium Residential. Sales of single unit dwellings remain high due to strong demand.
14	This part of South Brisbane is bounded by Boundary Street, Vulture Street, Stephens Street and Brighton Road. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close to South Bank Park area and walking distance to the CBD.	1.2	The land use is Low Medium Residential. Sale of single unit dwellings remains high due to strong demand.
15	This part of South Brisbane is bounded by Banks Street, Mollison Street, Edmondstone Street, and Vulture Street. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close the West End and Melbourne Street commercial areas.	1.2	The land use is Low Medium Residential. Sale of single unit dwellings remains high due to strong demand.

Application Summary for all Periods:

Residential

LGA: 1000/04

SMA: 14

Residential

Factor:	Support	Basic:	Against	No Fact:	Total
2004 Quarter: 4		1			1
Total		1			1

SMA: 20

Residential

Factor:	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 2		1			1
2004 Quarter: 4		1			1
Factor: 1.100	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Factor: 1.300	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 1.350	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Total		5		3	8

Factor:	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
2005 Quarter: 1		1			1
Total		3			3

SMA: 60

Residential

Factor:	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 1				1	1
Total				1	1

SMA: 70

Residential

Factor:	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 1.250	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.600	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 4		1			1
Factor: 3.000	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
Total		4			4

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Victoria Street	Small level block in narrow street	\$265,000 - \$400,000	\$330,000 - \$535,000	1.2	1.25
Forbes Street	Lower lying location	\$325,000 - \$520,000	\$410,000 - \$700,000	1.2	1.25
Ryan Street	River block	\$1,050,000 - \$2,100,000	\$1,400,000 - \$3,450,000	1.4	1.6
Woolloongabba					
Peterson Street	Slightly elevated block	\$275,000 - \$340,000	\$330,000 - \$490,000	1.2	1.2
Broadway Street	Level block	\$215,000 - \$320,000	\$275,000 - \$425,000	1.2	1.2
Albert Street	Level block	\$260,000 - \$330,000	\$315,000 - \$545,000	1.2	1.2
South Brisbane					
Dorchester Street	Elevated site city views	\$460,000 - \$640,000	\$540,000 - \$700,000	1.2	1.2
Highgate Hill					
St James Street	Elevated site	\$440,000 - \$1,100,000	\$645,000 - \$1,600,000	1.3	1.6
Hampstead Road	Elevated site	\$510,000 - \$730,000	\$640,000 - \$1,100,000	1.2	1.25
Gloucester Street	Elevated site	\$310,000 - \$730,000	\$340,000 - \$890,000	1.2	1.1
East Brisbane					
Laidlaw Parade	River block	\$1,250,000 - \$2,650,000	\$1,800,000 - \$3,700,000	1.4	1.5
Geelong Street	Level block	\$270,000 - \$380,000	\$295,000 - \$420,000	1.1	1.1
Dutton Park					
Rawnsley Street	Slightly elevated	\$305,000 - \$415,000	\$365,000 - \$500,000	1.1	1.2
Dutton Street	Level blocks	\$270,000 - \$270,000	\$365,000 - \$365,000	1.1	1.35

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
2451/1	44	Victoria Street, West End	304m2	\$265,000	\$330,000	1.2	1.25
3562/1	75	Hampstead Road, Highgate Hill	425m2	\$510,000	\$640,000	1.2	1.25
3210/0	6	Sankey Street, Highgate Hill	809m2	\$405,000	\$615,000	1.2	1.5
3215/0	9	St James Street, Highgate Hill	809m2	\$440,000	\$645,000	1.2	1.45
3274/19	37	Brydon Street, Highgate Hill	300m2	\$335,000	\$335,000	1.2	1.0
3324/0	23	Borva Street, Dutton Park	1169m2	\$760,000	\$1,250,000	1.3	1.6
3336/0	71	Rosecliffe Street, Highgate Hill	1921m2	\$1,100,000	\$2,150,000	1.3	1.9
2880/0	47	Whynot Street, West End	405m2	\$335,000	\$425,000	1.2	1.3
8770/1	23	Laidlaw Parade, East Brisbane	463m2	\$1,435,000	\$2,160,000	1.3	1.5
8746/0	40	Laidlaw Parade, East Brisbane	324m2	\$470,000	\$590,000	1.2	1.25
842/5	1	Leopard Street, Kangaroo Point	1184m2	\$3,350,000	\$3,350,000	1.2	1.0
6551/1	30	Myrile Street, Woolloongabba	465m2	\$190,000	\$245,000	1.2	1.3

Multi Unit - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
20	West End, Hill End and part of Highgate Hill are bounded by Montague Road, Dornoch Terrace, Gladestone Road and the Brisbane River. The area comprises of single unit dwellings and multi-unit dwellings and is regarded as prime location for Multi- unit accommodation being located close to the CBD.	1.3	The areas designated use is mainly Low Medium Residential. Sales of single unit dwelling in this area have remained strong as demand over the past three years has always striped out supply. The multi-unit sales have also remained strong.
30	Part of Highgate Hill and Dutton Park are bounded by Gladestone and Annerley Roads. The area comprises of single unit dwelling and mutli-unit residences. This area is strongly sort after due to its close location to the CBD.	1.3	Land use is mainly Low Medium Residential. Sales of multi unit residences remain strong.
40	This part of Woolloongabba is bounded by Annerley Road, Stanley Street and Ipswich Road. The area comprises mainly of single unit dwellings and multi-unit residences. The Princess Alexandra Hospital and Buranda Shopping Centre are located in this SMA.	1.2	Land use is mainly Low Medium Residential. Sale of multi unit dwellings remains strong due to the close location to the CBD where supply out strips demand.
50	This part of Woolloongabba is bounded by Ipswich Road and Logan Road. The area comprises mainly of single unit dwellings and multi-unit residences.	1.2	Land use is mainly Low Medium Residential. Sales of multi unit dwellings remain strong in this area.
60	This part of Woolloongabba and East Brisbane is bounded by Vulture Street Wellington Road, Logan Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area also contains some industrial and commercial properties that are being purchased for multi –unit development.	1.2	The land use in this area is Low Medium Residential. Sales of multi unit dwellings have remained strong.
70	East Brisbane area is bounded by Vulture Street, Wellington Road, Lytton Road and Norman Creek. The area comprises mainly of single unit dwellings and multi-unit residences. The area contains some industrial properties and strip shopping.	1.0-1.1	The land use is mainly Low Medium Residential. Sales of multi unit dwellings have remained strong.
13	This part of South Brisbane is bounded by Stephens Road, Annerley Road and the Freeway. The area comprises mainly of single unit dwellings and multi unit residences. The Mater Hospital and St Laurence's College are located in this SMA.	1.2	The land use is mainly Low Medium Residential. Sales of multi unit dwellings remain high due to strong demand.
14	This part of South Brisbane is bounded by Boundary Street, Vulture Street, Stephens Street and Brighton Road. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close to South Bank Park area and walking distance to the CBD.	1.2	The land use is Low Medium Residential. Sale of multi unit dwellings remains high due to strong demand.
15	This part of South Brisbane is bounded by Banks Street, Mollison Street, Edmondstone Street, and Vulture Street. The area comprises mainly of single unit dwellings and multi-unit residences. The SMA is located close the West End and Melbourne Street commercial areas.	1.2	The land use is Low Medium Residential. Sale of multi unit dwellings remains high due to strong demand.
113	The area is bounded by Stephens Road, Annerley Road and Clarence Street. The area comprises mainly of single and multi unit dwellings. The SMA adjoins the Mater Hospital.	1.2	The land use is Low Medium Residential. Sale of multi unit dwellings remains high due to strong demand.

Application Summary for all Periods:

Multi Unit
LGA:1000/04

SMA: 8

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2003 Quarter: 3		1			1
Total		1			1

SMA: 10

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.100	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.250	Support	Basic:	Against:	No Fact:	Total
2003 Quarter: 4		1			1
2005 Quarter: 1		1			1
Total		4			4

SMA: 16

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Factor: 1.950	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 1		1			1
Total		2			2

SMA: 20

Multi Unit

Factor:	Support	Basic:	Against:	No Fact:	Total
2006 Quarter: 1		1			1
Factor: 1.150	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 1.300	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 1.350	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 1.400	Support	Basic:	Against:	No Fact:	Total
2002 Quarter: 3		1			1
Factor: 1.650	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 1		1			1
Factor: 1.800	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 2.200	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Factor: 2.250	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 2.300	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Factor: 2.950	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 1		1			1
Total		11			11

SMA: 30

Multi Unit

	Support	Basic:	Against:	No Fact:	Total
Factor: 1.300					
2005 Quarter: 3		1			1
Total		1			1

SMA: 50

Multi Unit

	Support	Basic:	Against:	No Fact:	Total
Factor: 1.450					
2004 Quarter: 4		1			1
Factor: 1.550					
2004 Quarter: 3		1			1
2005 Quarter: 1		1			1
Total		3			3

SMA: 60

Multi Unit

	Support	Basic:	Against:	No Fact:	Total
Factor: 1.350					
2004 Quarter: 3		1			1
Total		1			1

SMA: 70

Multi Unit

	Support	Basic:	Against:	No Fact:	Total
Factor: 1.150					
2004 Quarter: 1		1			1
Factor: 1.550					
2004 Quarter: 1		1			1
Total		2			2

SMA: 73

Multi Unit

	Support	Basic:	Against:	No Fact:	Total
Factor: 1.450					
2004 Quarter: 3	1				1
Factor: 2.200					
2005 Quarter: 1		1			1
Total	1	1			2

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Duncan Street, West End	Level river block	\$1,000,000 - \$5,600,000	\$1,590,000 - \$9,200,000	1.3	1.6
Beesley Street, West End	Level river block	\$3,400,000 - \$6,750,000	\$5,500,000 - \$10,000,000	1.3	1.6
Musgrave Street, West End	Level corner block	\$1,100,000 - \$2,800,000	\$1,400,000 - \$6,200,000	1.2	2.2
Highgate Hill					
Dornoch Terrace, Highgate Hill	Elevated location with western views	\$650,000 - \$800,000	\$1,300,000 - \$2,000,000	1.2	1.6
Paradise Street, Highgate Hill	Elevated site	\$440,000 - \$2,100,000	\$630,000 - \$2,600,000	1.2	1.4
South Brisbane					
Merivale Street, South Brisbane	Level site	\$1,050,000 - \$2,050,000	\$1,350,000 - \$2,600,000	1.2	1.3
Vulture Street, South Brisbane	Elevated site	\$425,000 - \$530,000	\$560,000 - \$770,000	1.2	1.3

Released by DNRM under the RTI Act 2009

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
1509/0	8	Musgrave Street, West End	4839m2	\$2,850,000	\$6,200,000	1.2	2.15
510/0	56	Manning Street, South Brisbane	455m2	\$420,000	\$680,000	1.2	1.6
1950/0	126	Ryan Street, West End	799m2	\$550,000	735,000	1.2	1.3
1741/0	31	Duncan Street, West End	5605m2	\$5,600,000	\$9,200,000	1.2	1.6
1718/0	46	Kurilpa Street, West End	650m2	\$1,000,000	\$1,590,000	1.2	1.6
2413/0	35	Archibald Street, West End	607m2	\$365,000	\$525,000	1.2	1.4
1611/0	26	Mollison Street, South Brisbane	1330m2	\$1,100,000	\$1,800,000	1.2	1.6
2540/0	10	Thomas Street, West End	569m2	\$640,000	\$700,000	1.2	1.1
8726/0	40	Park Avenue, East Brisbane	899m2	\$1,650,000	\$3,800,000	1.4	2.3
840/1	33	Ellis Street, Kangaroo Point	1062m2	\$1,000,000	\$1,500,000	1.3	1.5
5183/0	151	Annerley Road, Dutton Park	6553m2	\$2,800,000	\$4,000,000	1.2	1.4
7002/9	46	Deshon Street, Woolloongabba	5052m2	\$1,900,000	\$3,000,000	1.2	1.6

Industrial - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
3	West End Precinct bounded by Montague Road, Donkin Street and the Brisbane River.	1.3	The area has a large frontage to the Brisbane River. Under the West End – Woolloongabba Local Plan this area has been designated to remain industrial to protect employment in this area. The area is zoned Special Purpose Centre SP12- Mixed Industry and Business.
4	West End area bounded by Jane Street, Montague Road and Brereton Street. This has a mix of some residential and commercial use.	1.3	This area is zoned Light Industry but is rapidly changing in a medium high rise residential area, due to close location to the CBD.
20	The West End area is bounded by Ferry Road, Montague Road, Beesley Street and the Brisbane River. This has a mix of some residential but is mainly light industrial. This area is highly sort after for redevelopment to residential use due it's close location to the CBD.	1.3	Sales in this area have been strong over the past two years due the change in the West End Local Plan, where Council is in favour of Multi unit developments as its highest and best use.
60	The Woolloongabba industrial area is bounded by Logan Road, Deshon Street and Overend Street. This area has a mix of some residential but is predominately light industry.	1.4	This area is rapidly changing to residential use to its close location to the CBD.
70	The East Brisbane industrial area is bounded by Mowbray Terrace, Wellington Road, Lytton Road and Manilla Street. The area has some commercial show rooms but is predominately light industry.	1.4	This is a small pocket of light industry has limited number sales due to inferior access.

Application Summary for all Periods:

Industrial
LGA: 1000/04

Industrial

Factor: 1.400

2005 Quarter: 2
Total

Support	Basic:	Against:	No Fact:	Total
	1			1
	1			1

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Montague Road	Level blocks	\$385,000 - \$2,100,000	\$450,000 - \$2,750,000	1.2	1.3
Victoria Street	Level blocks	\$330,000 - \$1,750,000	\$510,000 - \$2,150,000	1.2	1.3
Kurilpa Street	Level blocks	\$480,000 - \$3,600,000	\$570,000 - \$4,120,000	1.2	1.2
Woolloongabba					
Deshon Street	Level blocks	\$245,000 - \$1,100,000	\$400,000 - \$1,800,000	1.2	1.6
Holden Street	Level blocks	\$285,000 - \$500,000	\$410,000 - \$725,000	1.2	1.5
Mountjoy Street	Level blocks	\$325,000 - \$500,000	\$425,000 - \$750,000	1.2	1.5
East Brisbane					
Manilla Street	Level blocks	\$255,000 - \$600,000	\$360,000 - \$835,000	1.2	1.4
Wellington Road	Level blocks	\$335,000 - \$990,000	\$460,000 - \$1,400,000	1.2	1.4

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
1718/0	46	Kurilpa Street, West End	650m2	\$1,000,000	\$1,590,000	1.3	1.6
1755/0	26	Ferry Road, West End	783m2	\$570,000	\$660,000	1.3	1.2
7052/0	8	Lucinda Street, Woolloongabba	1206m2	\$650,000	\$1,000,000	1.2	1.45
7002/9	46	Deshon Street, Woolloongabba	5052m2	\$1,900,000	\$3,000,000	1.2	1.6
8119/1	24	Manilla Street, East Brisbane	1215m2	\$600,000	\$835,000	1.2	1.4
6950/0	129	Wellington Road, East Brisbane	405m2	\$280,000	\$460,000	1.2	1.6

Commercial - Indicative Changes by SMA

SMA	LOCALITY	FACTOR	COMMENTS
7	West End commercial Precinct is bounded by Mollison Street and Boundary Road.	1.3 – 1.5	The area contains mainly strip shopping which is held by a small number of developers. Consequently sales are few and far between. Sale that does occur is sold at a high level due to the limited supply.
8	South Brisbane area is bound by Melbourne Street, Boundary Road, Montague Road and Grey Street.	1.2 – 1.4	The area contains a mix of Office-Retail, Showroom and Multi –unit development. Sale in this SMA has remained strong due to the close location to the CBD. Demand for office and residential accommodation has been high due to the supply factor.
9	South Bank is bounded by Vulture Street, Merivale Street, Montague Road and the Brisbane River.	1.2 – 1.3	The area contains a mix of Office, Retail, Show room, Cultural Centre, Convention and Exhibition Centre, Multi-Unit and Park areas. Sale of the remaining available land has been tendered out by the South Bank Corporation. Demand has been strong due to the limited supply and close proximity to the CBD.
10	The area is bounded by Glenelg Street, Colchester Street, Vulture Street and Cordelia Street.	1.2 – 1.3	The area contains a mix of Office, Showroom and Multi-unit developments. Sales remain high due the strong demand for office and residential accommodation. Its location close the CBD and South Bank is its strong selling point in the market place today.
50	Woolloongabba area is bounded by Ipswich Road, Cornwall Street and Logan Road.	1.2 – 1.3	The commercial properties are all located on Ipswich Road and Logan Road where Logan Road has become highly sort after in the past twelve months. Values have increased due to council's relaxation of the Local Plan where higher GFA's are possible in some areas.
122	The commercial area is located along Annerley Road.	1.3 – 1.5	Sales of commercial land on Annerley Road have increase due to the flow on effect of development work in the South Brisbane Precinct where supply of good development land is becoming limited.

Application Summary for all Periods:

Commercial

LGA: 1000/04

SMA: 8

Commercial

Factor: 1.200	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Factor: 1.900	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Total		2			2

SMA: 15

Commercial

Factor: 1.600	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 4		1			1
Factor: 1.650	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 2		1			1
Total		2			2

SMA: 50

Commercial

Factor: 1.900	Support	Basic:	Against:	No Fact:	Total
2005 Quarter: 3		1			1
Total		1			1

SMA: 60

Commercial

Factor: 1.200	Support	Basic:	Against:	No Fact:	Total
2004 Quarter: 3		1			1
Total		1			1

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
West End					
Boundary Street	Level blocks	\$455,000 - \$1,650,000	\$670,000 - \$2,600,000	1.3	1.5
Russell Street	Level blocks	\$420,000 - \$1,550,000	\$640,000 - \$1,850,000	1.3	1.5
South Brisbane					
Melbourne Street	Level blocks	\$660,000 - \$3,800,000	\$810,000 - \$5,600,000	1.3	1.3
Cordelia Street	Level block	\$630,000 - \$2,100,000	\$800,000 - \$2,400,000	1.3	1.2
Woolloongabba					
Annerley Road	Level blocks	\$300,000 - \$1,050,000	\$480,000 - \$1,650,000	1.2	1.5
Ipswich Road	Level blocks	\$290,000 - \$5,300,000	\$460,000 - \$7,000,000	1.2	1.35
Logan Road	Level blocks	\$345,000 - \$2,450,000	\$585,000 - \$3,400,000	1.2	1.4

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
1258/0	173	Boundary Street, West End	1138m2	\$1,200,000	\$2,350,000	1.2	1.9
1147/0	132	Boundary Street, West End	405m2	\$680,000	\$1,000,000	1.2	1.5
658/0	152	Melbourne Street, South Brisbane	921m2	\$1,500,000	\$2,200,000	1.2	1.45
510/0	56	Manning Street, South Brisbane	455m2	\$420,000	\$685,000	1.2	1.6
1286/1	35	Boundary Street, South Brisbane	1567m2	\$1,300,000	\$2,400,000	1.2	2.0
470/0	44	Cordelia Street, South Brisbane	761m2	\$945,000	\$1,200,000	1.2	1.25
6859/0	151	Logan Road Woolloongabba	870m2	\$610,000	\$1,000,000	1.2	1.6
5128/0	2	Annerley Road, Woolloongabba	506m2	\$530,000	\$570,000	1.2	1.1
5883/0	232	Ipswich Road, Woolloongabba	387m2	\$180,000	\$400,000	1.3	2.2

Released by DNRM under RTI Act 2009

SECTION 4.1.4 North and North-eastern Divisions (Commercial)

Indicative Value Range

Hamilton 1000/08

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Racecourse Rd, Ascot	Encompassing SMA's 1, 2 & 7, a premium café precinct in the heart of Hamilton division. Property is tightly held with limited sales evidence available.	\$1300/m ² to \$1800/m ² (Note: Allowable GFA rates are contained within the Racecourse Rd Local Plan and differ according to size and location)	\$1400/m ² to \$1800/m ²	\$1,200,000 (809m ² MP3)	1.0 -1.4 predominantly manual adjustments
Hercules St, Hamilton	SMA 7, New emerging commercial precinct anchored by the new Portside development and Cruise Ship Terminal. The area is in a transition phase from Industry to Mixed Use residential and commercial.	\$200/m ² to \$600/m ² (Note: These values are a reflection of the current General Industry designation)	\$900/m ² to \$1500/m ²	\$2,500,000 (2000m ²)	2.0 - 6.0 predominantly manual adjustments
Albion Village, Albion (Hudson Rd, Sandgate Rd, Albion Rd)	Encompassing SMA's 14 & 18 in the division of Windsor and SMA 10 in Hamilton Division. Small commercial precinct experiencing high investment- largely due to FKP's purchase of the Albion Mill, about to undergo a significant redevelopment including office, retail and residential components.	\$400/m ² to \$900/m ² (Note: There is disparity in the 1/10/2004 values where the divisions of Hamilton and Windsor meet- being Sandgate Rd).	\$900/m ² to \$1150/m ²	\$880,000 (889m ² MP3)	2.2 – 3.3 (Windsor side of Sandgate Rd) 1.1 – 1.4 (Hamilton side of Sandgate Rd)

Kedron 1000/10

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Gympie Rd- Kedron and Chermside	Encompassing SMA's 14,15, 16, 17, 18 & 31- The bulk of commercial activity in the division of Kedron is focused along Gympie Rd. Comprised mainly of older style strip shopping and car yards, the exception is Chermside which is undergoing significant gentrification on the back of the extension to the Westfield Shopping Centre.	\$250/m2 to \$700/m2	\$400/m2 to \$850/m2	\$600,000 (850m ² MP2)	1.15-1.4 + manuals
Gympie Rd- Aspley	Encompassing SMA's 20, 6 ,41 & 5- Centred in and around Gympie Rd and the Pick and Pay Hypermarket. Typically older style strip shopping and car yards.	\$350/m2 to \$500/m2	\$450/m2 to \$750/m2	\$490000 (802m ² MP3)	1.2 -1.4
Stafford Rd- Stafford	Encompassing SMA's 13 & 22. Secondary commercial precinct comprising older style strip shopping. A depressed area, it suffers from access problems and a lack of parking.	\$250/m2 to \$350/m2	\$400/m2 to \$550/m2	\$230000 (470m ² MP3)	1.5 + manuals
South Pine Rd- Everton Park	Encompassing SMA 11, the concentration of commercial activity is centred on South Pine Road and Stafford Road. Traditional strip shopping signifies the area. A redevelopment of the old Woolworths distribution centre in the near future could significantly improve the precinct.	\$300/m2 to \$450/m2	\$450/m2 to \$600/m2	\$510000 (1085m ² MP3)	1.5 + manuals

Sandgate 1000/11

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Braun St-Brighton	Encompassing SMA 2 Fringe Commercial area- older style strip shopping and fast food outlets centred around the Deagon Shopping centre	\$150/m2 to \$300/m2	\$220/m2 to \$420/m2	\$570,000 (786m ² MP3)	1.4
Sandgate Village (comprising Lagoon St, Rainbow St, Brighton Rd, Hancock St and Bowser Parade)	Encompassing SMA's 1, 2, 3 & 4- Tightly held commercial precinct in the heart of Sandgate. The Sandgate Post Office site is to be redeveloped in the near future with Woolworths as anchor which should boost the area.	\$250/m2 to \$700/m2	\$550/m2 to \$800/m2	\$590,000 (1536m ² MP3)	1.05-3.0 + manuals

Toombul 1000/13

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Nundah Village (Comprising Sandgate Rd, Station St, Aspinall St, Wood St, Buckland Rd, Danby Lane)	Encompassing SMA's 16, 13 & 3- Commercial precinct experiencing high growth on the back of infrastructure improvements and the near completion of a Woolworths supermarket on the corner of Buckland and Sandgate Roads.	\$700/m2 to \$900/m2	\$700/m2 to \$1150/m2	\$430,000 (425m ² MP2)	1.15-1.4 + manuals
Banyo Village (Comprising Royal Parade and Tufnell Rd)	Encompassing SMA 6- Small secondary precinct servicing Banyo and Nudgee with a number of strip shops and supermarket.	\$200/m2 to \$350/m2	\$300/m2 to \$450/m2	\$305000 (1012m ² MP4)	1.2 -1.5
Sandgate Rd, Clayfield	Encompassing SMA's 1, 2, 8 & 9. Commercial strip focused on Sandgate Road and Junction Road. Traditional strip shopping typifies the precinct.	\$500/m2 to \$800/m2	\$600/m2 to \$850/m2	\$455000 (602m ² MP4)	1.0 -1.3

Windsor 1000/19

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Lutwyche Rd, Lutwyche	Encompassing SMA's 15, 3, 2, 13 & 14- Commercial precinct strip extending along Lutwyche road. Older style strip shopping centred around the Lutwyche Shopping Centre	\$300/m2 to \$550/m2	\$400/m2 to \$650/m2	\$275,000 (453m ² MP3)	1.2 - 1.4 + manuals
Wilston Village (Kedron Brook Rd)	Encompassing SMA's 5 & 6- Tightly held restaurant and café precinct in prestige suburb	\$350/m2 to \$500/m2 (Note: A large adjustment was required to correct relativity)	\$900/m2 to \$1200/m2	\$460000 (422m ² MP4)	1.5 -2.7
Enoggera Rd, Newmarket	Encompassing SMA's 8, 9 & 10. Significantly improved commercial precinct as a result of the redevelopment of the Newmarket Hotel and adjoining vacant lands.	\$350/m2 to \$500/m2	\$600/m2 to \$850/m2	\$830000 (1128m ² MP3)	1.4 -2.0 + manuals

Released by DNRM under RTI Act 2009

Benchmark Details

Val No.	Address	Area	Exist UV	Prop. UV	Factor
492/0000000	153 RACECOURSE RD, ASCOT	405	280000	675000	2.4
485/0000000	146 RACECOURSE RD, ASCOT	1169	1780000	1800000	1.0
1898/0000000	333 SANDGATE RD, ALBION	455	400000	440000	1.1
1864/0000000	533 SANDGATE RD, CLAYFIELD	1295	370000	740000	2
294/0000000	1899 GYMPIE RD, BALD HILLS	8923	1700000	3400000	2
478/0000000	255 GYMPIE RD, KEDRON	562	255000	305000	1.2
5/0000000	72 GYMPIE RD, KEDRON	569	300000	360000	1.2
2069/0000000	247 STAFFORD RD, STAFFORD	470	152500	230000	1.5
6111/0000000	530 SOUTH PINE RD, EVERTON PARK	971	340000	510000	1.5
100/0000000	714 GYMPIE RD, CHERMSIDE	850	500000	600000	1.2
395/0000000	789 GYMPIE RD, CHERMSIDE	732	390000	490000	1.2
144/0000000	1090 GYMPIE RD, CHERMSIDE	1672	594000	1590000	2.6
323/0000000	1355 GYMPIE RD, ASPLEY	653	342000	410000	1.2
3581/0000000	8 HANCOCK ST, SANDGATE	607	113000	360000	3.2
2788/0000000	55 BRIGHTON RD, SANDGATE	405	278000	290000	1.05
6372/0000000	17 PARKLAND ST, NUNDAH	680	265000	565000	2.15
4885/0000000	23 WOOD ST, NUNDAH	400	141000	240000	1.7
252/0000000	1285 SANDGATE RD, NUNDAH	979	790000	1100000	1.4
271/0000000	1159 SANDGATE RD, NUNDAH	906	673000	940000	1.4
6385/0000000	31 UNION ST, NUNDAH	645	265000	370000	1.4
336/0000000	715 SANDGATE RD, CLAYFIELD	602	395000	455000	1.15
112/0000000	550 LUTWYCHE RD, LUTWYCHE	506	247500	295000	1.2
6935/0000000	11 DAYS RD, GRANGE	658	185000	465000	2.5
6488/2000000	75 KEDRON BROOK RD, WILSTON	215	106000	232500	2.2
6445/0000000	76 KEDRON BROOK RD, WILSTON	506	205000	450000	2.2
4191/0000000	10 EDMONDSTONE ST, NEWMARKET	1128	460000	830000	1.8
4487/0000000	171 ENOGGERA RD, NEWMARKET	666	345000	465000	1.35
6890/0000000	209 DAYS RD, GRANGE	1147	425000	850000	2
6844/0000000	210 DAYS RD, GRANGE	453	155000	310000	2
2830/0000000	336 SANDGATE RD, ALBION	706	285000	660000	2.3

SECTION 4.1.5 Northern and North-eastern Divisions (Industrial)

Indicative Value Range

Hamilton 1000/08

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Albion Industrial Precinct (Bordered by Breakfast Creek to the south and adjoining the residential suburbs of Windsor to the east and Hamilton to the south)	Encompassing SMA's 10 & 14, a mix of Light and General Industry, the precinct comprises a mix of older style industrial warehousing and modern car dealerships along Sandgate Road.	\$350/m ² to \$550/m ²	\$500/m ² to \$800/m ²	\$510,000 (809m ² Light Industry)	1.0 -1.8 + manual adjustments
Hamilton Industrial Precinct (Extending West of Remora Rd to Links Avenue South with the Brisbane River to the south and Kingsford Smith Drive to the North)	SMA's 1 & 7- The majority of this precinct is owned by the Port of Brisbane and used predominantly for Port activities. A staged redevelopment plan for the entire precinct is to see the area transformed to a residential use over the short to medium term.	\$30/m ² to \$130/m ² (Note: These values are a reflection of the current General Industry designation)	\$80/m ² to \$350/m ²	\$3,600,000 (15,620m ²)	1.5 - 4.0 (predominantly manual adjustments)

Kedron 1000/10

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Stafford Industrial Precinct	Encompassing SMA's 14 & 22- Small established industrial area bordered by Webster Rd to the west, Stafford Rd to the north and Kedron Brook to the south.	\$100/m ² to \$250/m ²	\$400/m ² to \$850/m ²	\$600,000 (850m ² Light Industry)	2.0 + manuals
Kedron/Chermside Industrial Precincts	Encompassing SMA's 16, 31 & 13- Small non-contiguous industrial locations with some frontage to Gympie Rd. Low lying areas unsuitable for residential use. Secondary.	\$20/m ² to \$250/m ²	\$100/m ² to \$450/m ²	\$590,000 (2226m ² Light Industry)	1.0 – 4.0 predominantly manuals
Geebung/Zillmere/Virginia Industrial Precincts	Encompassing SMA's 5, 6 & 9. Main industrial precinct in the division of Kedron. Established tightly held centre centred on Sandgate Rd. Easy access to Gateway. Strong investment east of Sandgate Rd in Future Industry area. Area contains a mix of Light, General and Future Industry.	\$60/m ² to \$200/m ²	\$120/m ² to \$450/m ²	\$600000 (2037m ² General Industry)	1.6 – 2.5 + manuals

Sandgate 1000/11

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Rainbow St, Sandgate	Encompassing SMA 2, Small Light Industrial strip along Sandgate Road, typically older industrial sheds with some commercial applications.	\$110/m2 to \$200/m2	\$220/m2 to \$350/m2	\$150,000 (506m ² Light Industry)	1.15 – 2.0 + manuals
Connaught, Hoskins, & Kempster Streets, Sandgate	Encompassing SMA 1, Small, low impact Light Industrial estate adjoining residential to the north-east.	\$80/m2 to \$150/m2	\$550/m2 to \$800/m2	\$275,000 (1012m ² Light Industry)	2.0 - 3.0 + manuals

Toombul 1000/13

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Myrtletown (North-east of Brownlee St with the Brisbane River to the South.	Encompassing SMA 10, Future Industry area attracting significant investment due to future development potential. Largely comprising vacant land and old farmhouses. Low lying and flood affected	\$10/m2 to \$25/m2	\$50/m2 to \$160/m2	\$1,350,000 (20230m ² Future Industry)	4.1 – 6.0 + manuals
Eagle Farm/ Pinkenba	Encompassing SMA 10- The northern section of the Australia Trade Coast offering direct access to the Gateway Motorway, Brisbane River and major transport routes. Tightly held area with demand outstripping supply for both improved and vacant property.	\$50/m2 to \$180/m2	\$80/m2 to \$350/m2	\$1,250,000 (4157m ² General Industry)	1.5 -3.5 + manuals
Hendra/Banyo/ Northgate	Encompassing SMA's 5 & 14. Emerging as a popular industrial precinct with easy access the Gateway and major arterials. A number of modern industrial unit developments and subdivisions have helped to rejuvenate the area including Grosvenor's new industrial park off Frederick St.	\$50/m2 to \$200/m2	\$100/m2 to \$450/m2	\$1,550,000 (6234m ² General Industry)	1.5 -3.0 + manuals

Windsor 1000/19

Location	Description	Existing Indicative Value Range	Proposed Indicative Value Range	Typical (Lot Value)	Change
Lutwyche Rd, Windsor	Encompassing SMA 12- Centred on Lutwyche Rd, large scale caryards modern showrooms and warehouses.	\$250/m2 to \$600/m2	\$450/m2 to \$650/m2	\$820,000 (1,340m ² Light Industry)	1.05 - 1.8 + manuals
Newmarket Rd, Windsor & Wilston	Encompassing SMA's 11, 12 & 13- High quality showrooms and Bulky Goods Warehouses including car showrooms.	\$100/m2 to \$300/m2 (Note a large manual adjustment was required on the Homezone Centre)	\$300/m2 to \$600/m2	\$810000 (1639m ² Light Industrial)	1.7 -2.4

Released by DNRM under RTI Act 2009

Benchmark Details

Val No.	Address	Area/Front	Exist UV	Prop. UV	Factor
3400/0000000	40 CORUNNA ST, ALBION	873	300000	480000	1.6
4388/3000000	179 CULLEN AV WEST, EAGLE FARM	5335	620000	1550000	2.5
11218/3000000	8 CHAPMAN PL, PINKENBA	2095	310000	1240000	4.0
11180/1000000	720 MACARTHUR AV CENTRAL, PINKENBA	4157	360000	1260000	3.5
10740/0000000	14 ORSOVA ST, PINKENBA	1443	38500	385000	10
10755/2000000	19 ORIENT AV, PINKENBA	4631	217500	870000	4.0
10872/2000000	387 MAIN MYRTLETOWN RD, PINKENBA	8349	247500	750000	3.0
10724/5000000	61 RANDLE RD, PINKENBA	45910	790000	5530000	7
10989/6500000	103 BROWNLEE ST, PINKENBA	19480	435000	2610000	6
10989/6500000	103 BROWNLEE ST, PINKENBA	19480	435000	2610000	6
10042/8600000	76 BUCHANAN RD, BANYO	5371	540000	1100000	2.0
2772/0000000	7 BUCHANAN RD, BANYO	4340	415000	915000	2.2
11015/1000000	115 MAIN BEACH RD, PINKENBA	20230	325000	1462500	4.5
7743/1000000	26 WENTWORTH PL, NORTHGATE	12150	910000	2900000	3.1
10712/2000000	120 LAMINGTON AV, EAGLE FARM	1559220	8200000	36900000	4.5
7723/3180000	86 DEPOT ST, BANYO	4224	635000	1100000	1.7
23171/4700000	58 YARRAMAN PL, VIRGINIA	4050	580000	1050000	1.8
23127/1000000	56 BASALT ST, GEEBUNG	1012	202500	325000	1.6
24717/0000000	1880 SANDGATE RD, VIRGINIA	8696	640000	2200000	3.4
26010/0000000	27 TELFORD ST, VIRGINIA	3642	107500	830000	7.7
23210/1000000	58 PINEAPPLE ST, ZILLMERE	23850	1300000	2800000	2.2
23209/7000000	22 PINEAPPLE ST, ZILLMERE	3921	420000	840000	2.0
5544/0000000	19 STONE ST, STAFFORD	809	155000	310000	2.0
11223/0000000	56 LAVARACK AV, EAGLE FARM	7828	690000	1900000	2.8

SECTION 4.1.6 Northern and North-western Divisions (Commercial)

Indicative Value Range

Location	Description	Existing indicative Value Range	Proposed indicative Value Range	Typical (Lot Value)	Indicative factor change
<u>Ithaca - Commercial</u> Ashgrove/Waterworks Road/Red Hill	Commercial and retail	\$450psm to \$1000psm	\$700psm to \$1350psm	\$1,040,000 (943m ² MP3)	1.10 - 2.40
Latrobe Terrace/Given Terrace/Macgregor Terrace	Commercial and retail Character	\$400psm to \$1150psm	\$600psm to \$1450psm	\$890,000 (683m ² MP3)	1.25 - 2.15
Rosalie Village	Commercial and retail	\$1000psm to \$1450psm	\$1150psm to \$1450psm	\$2,150,000 (1532m ² MP4)	1.00 - 1.15
Kelvin Grove Village	Commercial and mixed use	\$245psm GFA to \$340psm GFA	\$390psm GFA to \$435psm GFA	\$3,000,000 (683m ² Special Purposes)	1.15 - 1.75
<u>Enoggera - Commercial</u> Enoggera Road - Alderley	Commercial and retail	\$250psm to \$600psm	\$700psm to \$1000psm	\$658,000 (1432m ² MP3)	1.20 - 2.70
Wardell Street	Commercial and retail	\$400psm to \$550psm	\$600psm to \$700psm	\$570,000 (880m ² MP4)	1.15 - 1.55
Gaythorne - Samford Road	Commercial and retail	\$300psm to \$400psm	\$400psm to \$470psm	\$250,000 (534m ² MP4)	1.15 - 1.65
Osborne Road/Blackwood Street	Commercial and retail	\$250psm GFA to \$500psm GFA	\$500psm to \$700psm	\$735,000 (1050m ² Special Purposes)	1.05 - 2.50
The Gap Village	Commercial and retail	\$200psm to \$650psm	\$500psm to \$750psm	\$740,000 (1055m ² MP3)	1.10 - 3.15

Indicative Value Range

Location	Description	Existing indicative Value Range	Proposed indicative Value Range	Typical (Lot Value)	Indicative factor change
<u>Toowong - Commercial</u>					
High Street/ Sherwood Road	Commercial and retail	\$1500psm to \$2000psm	\$2000psm to \$2500psm	\$3,450,000 (1378m ² MP2)	1.15 - 1.60
Park Road	Commercial and retail	\$1150psm to \$1850psm	\$1400psm to \$2100psm	\$2,500,000 (1205m ² MP3)	1.20 – 1.40
Cribb Street office park	Commercial	\$245psm GFA to \$340psm GFA	\$245psm GFA to \$340psm GFA	\$2,150,000 (1532m ² MP4)	1.0 - 1.15
Coronation Drive	Commercial	\$350psm GFA to \$600psm GFA	\$450psm GFA to \$650psm GFA	\$5,000,000 (3495m ² Special Purposes)	1.25 - 1.70
<u>Taringa - Commercial</u>					
Moggill Road/Swann Road area	Commercial and retail	\$600psm to \$950psm	\$1000psm to \$1500psm	\$1,500,000 (1012m ² MP3)	1.50 - 2.00
Station Road	Commercial and retail	\$1000psm to \$1700psm	\$1500psm to \$1700psm	\$1,550,000 (974m ² MP2)	1.00 – 1.60
Lambert Road	Commercial and retail	\$650psm to \$900psm	\$900psm to \$1475psm	\$530,000 (410m ² MP2)	1.40 - 1.80
Coonan Street	Commercial and retail	\$550psm to \$950psm	\$1200psm to \$2000psm	\$3,500,000 (2840m ² MP2)	1.05 - 2.60
<u>Moggill - Commercial</u>					
Kenmore/Marsha Il Lane	Commercial and retail	\$250psm to \$700psm	\$500psm to \$850psm	\$4,900,000 (7020m ² MP3)	1.15 - 2.70
Bellbowrie	Commercial and retail	\$50psm to \$200psm	\$150psm to \$300psm	\$4,250,000 (36140m ² MP3)	1.30 - 2.50

Benchmark Details Commercial

Valn No	Street	Area	Current	Rate/m2	Proposed	Rate/m2	Factor
2133/0000000	249 WATERWORKS RD, ASHGROVE	1158	\$1250000	\$ 1,079.45	\$1550000	\$1,338.51	1.24
1387/0000000	2 WINDSOR RD, RED HILL	962	\$460000	\$ 478.17	\$670000	\$ 696.47	1.46
4924/2000000	152 MUSGRAVE RD, RED HILL	2426	\$1450000	\$ 597.69	\$2100000	\$ 865.62	1.45
275/9600000	76 MUSK AV, KELVIN GROVE	2032	\$1700000	\$ 836.61	\$3000000	\$1,476.38	1.76
6971/0000000	141 LATROBE TCE, PADDINGTON	392	\$227500	\$ 580.36	\$390000	\$ 994.90	1.71
6963/0000000	179 LATROBE TCE, PADDINGTON	392	\$242500	\$ 618.62	\$390000	\$ 994.90	1.61
6821/0000000	233 GIVEN TCE, PADDINGTON	607	\$630000	\$ 1,037.89	\$790000	\$1,301.48	1.25
6855/0000000	28 LATROBE TCE, PADDINGTON	405	\$227500	\$ 561.73	\$400000	\$ 987.65	1.76
9798/0000000	165 BAROONA RD, PADDINGTON	1532	\$1900000	\$ 1,240.21	\$2150000	\$1,403.39	1.13
7624/0000000	78 MACGREGOR TCE, BARDON	703	\$360000	\$ 512.09	\$455000	\$ 647.23	1.26
2073/0000000	469 WATERWORKS RD, ASHGROVE	640	\$295000	\$ 460.94	\$385000	\$ 601.56	1.31
742/0000000	36 BAROONA RD, MILTON	5514	\$4000000	\$ 725.43	\$6600000	\$1,196.95	1.65
206/0000000	12 PARK RD, MILTON	1205	\$2000000	\$ 1,659.75	\$2500000	\$2,074.69	1.25
650/0000000	596 MILTON RD, TOOWONG	1099	\$880000	\$ 800.73	\$960000	\$ 873.52	1.09
3764/1000000	39 SHERWOOD RD, TOOWONG	1378	\$3000000	\$ 2,177.07	\$3450000	\$2,503.63	1.15
96/8000000	17 LITTLE CRIBB ST, MILTON	3495	\$3500000	\$ 1,001.43	\$5000000	\$1,430.62	1.43
16/0000000	222 MOGGILL RD, TARINGA	1012	\$860000	\$ 849.80	\$1500000	\$1,482.21	1.74
976/0000000	36 STATION RD, INDOOROOPILLY	974	\$1400000	\$ 1,437.37	\$1550000	\$1,591.38	1.11
5846/0000000	12 LAMBERT RD, INDOOROOPILLY	410	\$300000	\$ 731.71	\$530000	\$1,292.68	1.77
57/0000000	448 ENOGGERA RD, ALDERLEY	1012	\$520000	\$ 513.83	\$658000	\$ 650.20	1.27
7361/0000000	34 SOUTH PINE RD, ALDERLEY	11580	\$2900000	\$ 250.43	\$7800000	\$ 673.58	2.69
5506/0000000	20 BLACKWOOD ST, MITCHELTON	1050	\$700000	\$ 666.67	\$735000	\$ 700.00	1.05
8990/0000000	996 WATERWORKS RD, THE GAP	1055	\$600000	\$ 568.72	\$740000	\$ 701.42	1.23
8991/1000000	992 WATERWORKS RD, THE GAP	22860	\$4600000	\$ 201.22	\$11400000	\$ 498.69	2.48
346/1000000	841 MOGGILL RD, KENMORE	20750	\$5600000	\$ 269.88	\$9950000	\$ 479.52	1.78
21/6000000	9 MARSHALL LA, KENMORE	7020	\$2450000	\$ 349.00	\$4900000	\$ 698.01	2

1062/0000000	4 WONGABEL ST, KENMORE	610	\$305000	\$ 500.00	\$365000	\$ 598.36	1.2
3168/0010200	37 BIRKIN RD, BELLBOWRIE	36140	\$1900000	\$ 52.57	\$4250000	\$ 117.60	2.24
4/0000000	601 CORONATION DVE, TOOWONG	2665	\$3200000	\$ 1,200.75	\$4000000	\$1,500.94	1.25
842/0000000	80 COONAN ST, INDOOROOPIILLY	2840	\$2300000	\$ 809.86	\$3500000	\$1,232.39	1.52
12/0000000	176 ENOGGERA RD, NEWMARKET	814	\$270000	\$ 331.70	\$590000	\$ 724.82	2.19
307/0000000	2071 MOGGILL RD, KENMORE	855	\$550000	\$ 643.27	\$725000	\$ 847.95	1.32
3261/0000000	20 STEWART RD, ASHGROVE	463	\$393500	\$ 849.89	\$510000	\$1,101.51	1.3

Released by DNRM under RTI Act 2009

SECTION 4.1.7 Northern and North-western Divisions (Industrial)

Indicative Value Range

Location	Description	Existing indicative Value Range	Proposed indicative Value Range	Typical (Lot Value)	Indicative factor change
<u>Ithaca – Light Industrial</u> Milton	Light Industrial zoned developing as a more commercial area	\$200psm to \$600psm	\$450psm to \$950psm	\$1,100,000 (1214m ² Light Industrial)	1.10- 2.40
Bishop Street	Light Industrial	\$100psm to \$300psm	\$200psm to \$400psm	\$344,000 (809m ² Light Industrial)	1.00 – 1.85
<u>Enoggera – Light Industrial</u> Pickering Street area	Light Industrial	\$55psm to \$350psm	\$200psm to \$400psm	\$1,670,000 (8342m ² Light Industrial)	1.05 - 2.85
<u>Toowong – Light Industrial</u> Milton/Douglas Street	Light Industrial zoned developing as a more commercial area	\$650psm to \$1250psm	\$900psm to \$1800psm	\$485,000 (405m ² Light Industrial)	1.05 – 1.90
<u>Taringa – Light Industrial</u> <u>Moggill Road</u>	Light Industrial zoned developing as a bulky goods location.	\$550psm to \$600psm	\$750psm to \$1000psm	\$940,000 (943m ² Light Industrial)	1.30- 1.75

Benchmark Details Industrial

Valn No	Street	Area	Current	Rate/m2	Proposed	Rate/m2	Factor
1137428	14 FINCHLEY ST, MILTON	1214	\$730000	\$ 601.32	\$1100000	\$ 906.10	1.51
1219190	36 DOUGLAS ST, MILTON	405	\$385000	\$ 950.62	\$485000	\$1,197.53	1.26
1127594	21 BISHOP ST, KELVIN GROVE	809	\$250000	\$ 309.02	\$344000	\$ 425.22	1.38
40708695	52 BISHOP ST, KELVIN GROVE	3384	\$690000	\$ 203.90	\$690000	\$ 203.90	1
1192388	260 MOGGILL RD, INDOOROPILLY	943	\$540000	\$ 572.64	\$940000	\$ 996.82	1.74
1249836	90 PICKERING ST, ENOGGERA	8342	\$1450000	\$ 173.82	\$1670000	\$ 200.19	1.15
1249823	40 PICKERING ST, ENOGGERA	631	\$225000	\$ 356.58	\$252500	\$ 400.16	1.12

SECTION 4.1.8 Southern and South-western Divisions (Commercial)

Indicative Value Ranges

Location	Description	Subsisting Value Range	Proposed Value Range	Typical (Lot Value)	Change
Logan Road precinct –	Mt Gravatt Central and Upper Mt Gravatt along Logan Road	\$200-400/m ² (Mt Gravatt Central) and \$600-700/m ² (Mt Gravatt)	\$600-800/m ² (Mt Gravatt Central) and \$900-1100/m ² (Mt Gravatt)	\$450,000 (607m ²) \$640,000 (607m ²)	1.3-1.6 1.6
Macgregor precinct	Kessels Road	\$150-250/m ²	\$350-500/m ²	\$6,200,000 (1.3ha)	2.2–2.6
Mains Road precinct	Sunnybank and Sunnybank Hills	\$200-400/m ² (Sunnybank) and \$100-150/m ² (Sunnybank Hills)	\$450-600/m ² (Sunnybank) and \$400-600/m ² (Sunnybank Hills)	\$740,000 (1275m ²) \$1,400,00 (200m ²)	1.2-2.8 3.0-4.0
Forest Lake / Inala precinct	Forest Lake, Inala, Durack and Richlands	\$65-250/m ²	\$350/m ² to \$550/m ²	\$2,400,000 (2,000m ²)	2.0-4.0
Oxley precinct	Oxley Road Ipswich Road intersection	\$40-100/m ²	\$250/m ² to \$400/m ²	\$2,400,000 (2,000m ²)	1.6-4.0
Sherwood precinct	Graceville, Sherwood and Corinda	\$300-600/m ²	\$450/m ² to \$900/m ²	\$760,000 (1,000m ²)	1.2-1.6
Jindalee precinct	Jindalee, Middle park, Mt Ommaney and Darra	\$100-400/m ²	\$450/m ² to \$750/m ²	\$1,000,000 (1,000m ²)	1.4-4.0

Benchmark Details

ValNo	LGA	Area	SMA	StreetAddress	CurrValn	Rate/m ²	NewValn	Rate/m ²	Factor
12771/0	1000/20	733	1	36 TENBY ST, MOUNT GRAVATT	\$ 350,000	\$ 477.49	\$ 489,000	\$667.12	1.4
8577/22	1000/18	1442	2	3 LOGAN CT, MOUNT OMMANEY	\$ 395,000	\$ 273.93	\$ 435,000	\$301.66	1.1
10254/0	1000/20	582	2	656 KESSELS RD, UPPER MOUNT GRAVATT	\$ 210,000	\$ 360.82	\$ 335,000	\$575.60	1.6
12662/0	1000/20	627	2	1945 LOGAN RD, UPPER MOUNT GRAVATT	\$ 345,000	\$ 550.24	\$ 550,000	\$877.19	1.60
16552/12	1000/20	55980	40	662 COMPTON RD, CALAMVALE	\$ 6,400,000	\$ 114.33	\$ 18,000,000	\$321.54	2.8
8958/0	1000/20	35360	4	342 MCCULLOUGH ST, SUNNYBANK	\$ 7,000,000	\$ 197.96	\$ 14,900,000	\$421.38	2.15
11767/0	1000/18	39270	19	11 AMAZONS PL, JINDALEE	\$ 4,800,000	\$ 122.23	\$ 19,600,000	\$499.11	4.10
23562/8312	1000/20	5971	58	200 GRAND AV, FOREST LAKE	\$ 780,000	\$ 130.63	\$ 2,400,000	\$401.94	3.10
9364/0	1000/20	22630	6	341 MAINS RD, SUNNYBANK	\$ 5,500,000	\$ 243.04	\$ 14,000,000	\$ 618.65	2.55

SECTION 4.1.9 Southern and South-eastern Divisions (Industrial)

Indicative Value Ranges

Location	Description	Subsisting Value Range	Proposed Value Range	Typical (Lot Value)	Change
Darra precinct	Seventeen Mile Rocks, Darra and Sumner Park	\$50-200/m2	\$150-350/m2	\$5000,000 (200m ²)	1.45-2.2
Wacol precinct	Wacol, Richlands and Oxley	\$50-150/m2	\$150-350/m2	\$2,600,000 (2.0ha)	1.6-2.5
Rocklea precinct	Rocklea	\$50-150/m2	\$150-350/m2	\$1,500,000 (1.0ha)	1.6-2.6
Forest Lake / Inala precinct	Forest Lake, Inala, Durack and Richlands	\$65-250/m2	\$350/m2 to \$550/m2	\$2,400,000 (2,000m ²)	2.0-4.0
Archerfield precinct	Salisbury, Archerfield, Coopers Plains	\$80-200/m2	\$180/m2 to \$450/m2	\$1,900,000 (1.0ha)	1.8-2.5
Acacia Ridge precinct	Acacia Ridge, Algester, Calamvale, Larapinta and Heathwood	\$75-175/m2	\$170/m2 to \$300/m2	\$1,100,000 (5,000m ²)	1.4-2.6

Released by DNRM under RTI Act 2000

Benchmark Details

ValNo	LGA	Area	SMA	Street Address	CurrValn	Rate/ m2	NewValn	Rate/ m2	Factor
10557/2	1000/18	1718	14	44 SUMNERS RD, SUMNER	\$ 160,000	\$93	\$ 232,500	\$135	1.45
10796/914	1000/18	2159	14	76 JIAWS ST, SUMNER	\$ 290,000	\$134	\$ 420,000	\$195	1.45
11704/1	1000/18	1007	14	42 QUEENSLAND RD, DARRA	\$ 157,500	\$156	\$ 270,000	\$268	1.71
11761/5125	1000/18	17820	14	112 EBBERN ST, DARRA	\$ 350,000	\$20	\$ 770,000	\$43	2.2
12097/0	1000/18	21020	18	141 BOUNDARY RD, OXLEY	\$1,450,000	\$69	\$4,100,000	\$195	2.83
12103/0	1000/18	9336	17	47 ACANTHUS ST, DARRA	\$ 660,000	\$71	\$1,200,000	\$128	1.82
12104/1	1000/18	11560	17	31 ACANTHUS ST, DARRA	\$ 925,000	\$80	\$1,900,000	\$164	2.05
12106/6	1000/20	4552	37	8 WEST LINK PL, RICHLANDS	\$ 500,000	\$110	\$1,350,000	\$297	2.7
12130/06	1000/18	7500	14	27 WOLSTON RD, RIVERHILLS	\$ 630,000	\$84	\$ 910,000	\$121	1.44
12130/089	1000/18	4560	14	133 WOLSTON RD, RIVERHILLS	\$ 415,000	\$91	\$ 600,000	\$132	1.45
12130/095	1000/18	4000	14	93 WOLSTON RD, RIVERHILLS	\$ 385,000	\$96	\$ 560,000	\$140	1.45
12306/5	1000/18	17150	16	20 WESTGATE ST, WACOL	\$1,150,000	\$67	\$2,900,000	\$169	2.52
12309/75	1000/18	22500	16	29 INDUSTRIAL AV, WACOL	\$1,400,000	\$62	\$3,500,000	\$156	2.5
1344/302	1000/20	2219	14	16 SHETTLESTON ST, ROCKLEA	\$ 440,000	\$198	\$ 750,000	\$338	1.7
1377/0	1000/20	14210	51	81 GRINDLE RD, ROCKLEA	\$ 720,000	\$50	\$1,800,000	\$127	2.5
14086/0	1000/20	1084	14	540 BOUNDARY RD, ARCHERFIELD	\$ 230,000	\$212	\$ 415,000	\$383	1.8
14786/8	1000/20	46620	44	131 BEENLEIGH RD, ACACIA RIDGE	\$3,500,000	\$75	\$8,400,000	\$180	2.4
1482/98	1000/20	2362	51	71 SPERLING ST, ROCKLEA	\$ 335,000	\$142	\$ 620,000	\$262	1.85
14848/2	1000/20	2494	44	161 BRADMAN ST, ACACIA RIDGE	\$ 420,000	\$168	\$ 760,000	\$305	1.81
15257/55	1000/20	20140	44	172 INGRAM RD, ACACIA RIDGE	\$1,550,000	\$77	\$3,700,000	\$184	2.39
15259/31	1000/20	4048	44	36 ACTIVITY ST, ACACIA RIDGE	\$ 510,000	\$126	\$1,100,000	\$272	2.16
15265/5466	1000/20	9033	44	37 MURDOCH CRCT, ACACIA RIDGE	\$1,150,000	\$127	\$2,600,000	\$288	2.26
15265/62	1000/20	17290	44	51 MCCOTTER ST, ACACIA RIDGE	\$1,450,000	\$84	\$3,300,000	\$191	2.28
15265/78	1000/20	3045	44	0 IRIS PL, ACACIA RIDGE	\$ 320,000	\$105	\$ 700,000	\$230	2.19
2258/307	1000/20	1022	15	16 LOMBANK ST, ACACIA RIDGE	\$ 205,000	\$201	\$ 350,000	\$342	1.71
2258/358	1000/20	18800	15	42 COLEBARD ST EAST, ACACIA RIDGE	\$1,150,000	\$61	\$1,950,000	\$104	1.7
2258/407	1000/20	7108	15	81 COLEBARD ST WEST, ACACIA RIDGE	\$ 590,000	\$83	\$1,000,000	\$141	1.69
2258/84	1000/20	2053	15	27 ACHIEVEMENT CRES, ACACIA RIDGE	\$ 340,000	\$166	\$ 580,000	\$283	1.71

23054/0	1000/20	66530	37	295 ARCHERFIELD RD, RICHLANDS	\$2,300,000	\$35	\$6,200,000	\$93	2.7
23255/605	1000/20	1734	37	17 ROSA PL, RICHLANDS	\$ 232,500	\$134	\$ 530,000	\$306	2.28
23366/0	1000/20	23640	37	471 PROGRESS RD, WACOL	\$ 430,000	\$18	\$1,250,000	\$ 53	2.91
23461/0	1000/20	16190	37	145 TILE ST, WACOL	\$ 200,000	\$12	\$ 820,000	\$ 51	4.1
23562/8308	1000/20	11650	58	255 FOREST LAKE BVD, FOREST LAKE	\$1,450,000	\$124	\$4,500,000	\$386	3.1
24225/109	1000/20	7475	28	19 DISTRIBUTION ST, LARAPINTA	\$ 525,000	\$70	\$1,750,000	\$234	3.33
24238/396	1000/20	2281	28	103 GARDENS DVE, WILLAWONG	\$ 205,000	\$90	\$ 530,000	\$232	2.59
24239/9	1000/20	5669	28	17 MAHOGANY CT, WILLAWONG	\$ 375,000	\$66	\$ 980,000	\$173	2.61
24243/38	1000/20	9551	28	81 STRADBROKE ST, HEATHWOOD	\$ 680,000	\$71	\$1,250,000	\$131	1.84
24244/627	1000/20	2785	28	47 MORETON ST, HEATHWOOD	\$ 280,000	\$101	\$ 700,000	\$251	2.5
4977/0	1000/20	4062	12	637 TOOHEY RD, SALISBURY	\$ 670,000	\$165	\$1,250,000	\$308	1.87
5005/0	1000/20	759	12	53 FLANDERS ST, SALISBURY	\$ 157,500	\$208	\$ 290,000	\$382	1.84
5220/5	1000/20	7234	12	26 PRECISION ST, SALISBURY	\$ 580,000	\$80	\$1,050,000	\$145	1.81
5254/0	1000/20	3708	12	23 MCCARTHY RD, SALISBURY	\$ 480,000	\$129	\$ 890,000	\$240	1.85
9093/3	1000/20	3492	16	27 MUSGRAVE RD, COOPERS PLAINS	\$ 520,000	\$149	\$1,150,000	\$329	2.21
14550/0	1000/20	1894	16	20 POSTLE ST, COOPERS PLAINS	\$ 285,000	\$150	\$ 630,000	\$333	2.21
11761/37	1000/18	9287	14	28 LIMESTONE ST, DARRA	\$ 700,000	\$75	\$1,100,000	\$118	1.57

SECTION 4.1.10 Southern and South-eastern Divisions (Commercial)

Indicative Value Range

Val No.	Address	Area	Current Val	Rate/ m ²	New Val	Rate /m ²	Factor
1640/0000000	66 EDITH ST, WYNNUM	405	195000	481	325000	802	1.66
1956/0000000	135 BAY TCE, WYNNUM	405	175000	432	305000	753	1.74
1601/0000000	82 FLORENCE ST, WYNNUM	733	237500	324	495000	675	2.08
3272/0000000	71 CAMBRIDGE PDE, MANLY	458	160000	349	550000	1200	3.43
5364/0000000	200 PRESTON RD, MANLY WEST	809	200000	247	405000	500	2.02
2205/0000000	459 ESPLANADE, MANLY	810	630000	777	1175000	1450	1.86

Location	Description	Indicative 10/2004 Value Range	Indicative Proposed Value Range	Typical Lot Value	Indicative Factor Change
Morningside (Wynnum Rd); Bulimba (Oxford St).	MP3; inner suburban strip retail & office uses.	\$495/m ² to \$1,385/m ²	\$700/m ² to \$1,850/m ²	\$365,000 (470m ²)	1.15 – 1.85
Balmoral (Riding Rd).	MP4; local collector road with mixed resi / retail / office uses.	\$535/m ² to \$830/m ²	\$750/m ² to \$940/m ²	\$400,000 (531m ²)	1.1 – 1.4
Norman Park & Cannon Hill (Wynnum Rd).	MP4; major road with basic office & conv. retail uses.	\$300/m ² to \$400/m ² .	\$500/m ² to \$750/m ²	\$545,000 (989m ²)	1.45 – 2.15
Mt Gravatt & Mt Gravatt East (Logan Rd); Carina (Old Cleveland Rd).	MP3; outer suburban strip retail & office uses.	\$200/m ² to \$595/m ²	\$550/m ² to \$925/m ²	\$645,000 (809m ²)	1.4 – 2.85
Carina Heights	MP4; local road with basic conv. retail uses.	\$310/m ² to \$420/m ²	\$500/m ² to \$730/m ²	\$310,000 (424m ²)	1.3 – 2.4
Stones Corner (Logan Rd) & Coorparoo (Old Cleveland Rd).	MP3; inner suburban strip retail & office uses.	\$395/m ² to \$1,175/m ²	\$760/m ² to \$1,200/m ²	\$730,000 (814m ²)	1.1 – 2.0
Camp Hill (Old Cleveland Rd & Boundary Rd).	MP4; busy roads with local S.C., conv. retail & office uses.	\$240/m ² to \$385/m ²	\$550/m ² to \$675/m ²	\$265,000 (438m ²)	1.5 – 2.1
Upper Mt Gravatt (Logan Rd & Mt Gravatt Capalaba Rd).	MP2; outer suburban strip retail & office uses.	\$300/m ² to \$650/m ²	\$650/m ² to \$1,200/m ²	\$680,000 (678m ²)	1.75 – 2.75
Wishart (Mt Gravatt Capalaba Rd).	MP3; outer suburban local shopping centre.	\$200/m ²	\$525/m ²	\$5,900,000 (11,260m ²)	2.62

Mansfield, Wishart.	MP4; local roads with basic conv. retail uses.	\$160/m2 to \$350/m2	\$475/m2 to \$575/m2	\$300,000 (622m2)	1.65 – 2.95
Wynnum Central (Bay Tce & Edith St)	MP3; outer suburban strip retail & office uses.	\$320/m2 to \$595/m2	\$600/m2 to \$925/m2	\$325,000 (405m2)	1.5 – 2.6
Manly Village (Cambridge Pde)	MP3; outer suburban strip retail & office uses.	\$285/m2 to \$775/m2	\$950/m2 to \$1,450/m2	\$550,000 (458m2)	2.0 - 4.2
Wynnum West (Wynnum Rd)	MP3;major rd next to Wynnum Plaza S.C.	\$82/m2 to \$245/m2	\$550/m2 to \$825/m2	\$3,080,000 (5137m2)	3.3 – 7.25
Manly West (Preston Rd)	MP4; local collector rd with basic conv. retail uses.	\$245/m2 to \$285/m2.	\$500/m2 to \$550/m2	\$405,000 (809m2)	1.9 – 3.7

Benchmark Details (Commercial)

Valn No	Street	Area m2	Current \$	Rate/ m2	Proposed \$	Rate/ m2	Factor Proposed
453/0000000	663 WYNNUM RD, MORNINGSIDE	688	255000	370	430000	625	1.68
4276/0000000	158 OXFORD ST, BULIMBA	506	700000	1383	935000	1847	1.33
508/0000000	203 WYNNUM RD, NORMAN PARK	941	320000	340	565000	600	1.76
2882/0000000	204 RIDING RD, BALMORAL	531	285000	536	400000	753	1.40
188/0000000	972 WYNNUM RD, CANNON HILL	989	300000	303	545000	551	1.81
117/0000000	600 WYNNUM RD, MORNINGSIDE	405	260000	641	325000	802	1.25
131/0000000	680 WYNNUM RD, MORNINGSIDE	470	310000	659	365000	776	1.17
4264/0000000	106 OXFORD ST, BULIMBA	499	545000	1092	770000	1543	1.41
6568/0000000	11 CREEK RD, MOUNT GRAVATT EAST	1690	510000	301	1265000	748	2.48
7729/0000000	36 BADMINTON ST, MOUNT GRAVATT EAST	319	47000	147	160000	501	3.4
5841/0000000	145 WINSTANLEY ST, CARINA HEIGHTS	424	130000	306	310000	731	2.38
173/0000000	3218 OLD CLEVELAND RD, CAPALABA WEST	4307	365000	84	860000	199	2.35
321/1000000	1569 WYNNUM RD, TINGALPA	607	155000	255	300000	494	1.93
311/0000000	791 OLD CLEVELAND RD, CARINA	809	370000	457	645000	797	1.74
32/0000000	840 OLD CLEVELAND RD, CARINA	458	225000	491	365000	796	1.62
8984/0000000	1450 LOGAN RD, MOUNT GRAVATT	860	455000	529	645000	750	1.41

146/0000000	377 LOGAN RD, GREENSLOPES	410	460000	1121	495000	1207	1.07
394/0000000	299 OLD CLEVELAND RD, COORPAROO	814	590000	724	730000	896	1.23
116/0000000	990 LOGAN RD, HOLLAND PARK WEST	577	220000	381	404000	700	1.83
2696/0000000	189 CAVENDISH RD, COORPAROO	814	410000	503	750000	921	1.82
124/0000000	457 LOGAN RD, GREENSLOPES	353	210000	594	280000	793	1.33
256/0000000	342 OLD CLEVELAND RD, COORPAROO	951	740000	778	835000	878	1.12
336/0000000	581 OLD CLEVELAND RD, CAMP HILL	438	129000	294	265000	605	2.05
173/0000000	52 OLD CLEVELAND RD, GREENSLOPES	405	300000	740	365000	901	1.21
2800/0000000	20 NORTON ST, UPPER MOUNT GRAVATT	1385	660000	476	1385000	1000	2.1
823/0000000	14 AMINYA ST, MANSFIELD	622	168000	270	300000	482	1.78
72/0000000	2026 LOGAN RD, UPPER MOUNT GRAVATT	678	380000	560	680000	1002	1.78
3376/0000000	62 MT GRAVATT- CAPALABA RD, UPPER MOUNT GRAVATT	4293	1750000	407	3220000	750	1.84
1640/0000000	66 EDITH ST, WYNNUM	405	195000	481	325000	802	1.66
1956/0000000	135 BAY TCE, WYNNUM	405	175000	432	305000	753	1.74
1601/0000000	82 FLORENCE ST, WYNNUM	733	237500	324	495000	675	2.08
3272/0000000	71 CAMBRIDGE PDE, MANLY	458	160000	349	550000	1200	3.43
5364/0000000	200 PRESTON RD, MANLY WEST	809	200000	247	405000	500	2.02
2205/0000000	459 ESPLANADE, MANLY	810	630000	777	1175000	1450	1.86

SECTION 4.1.11 Balance Southern and South-eastern Divisions (Industrial)

Wynnum

SMA	LOCALITY	FACTOR	COMMENTS
insert number/s	Insert description of SMA/s	insert	Insert factor comments
13	SMA 13 is located in the suburb of Hemmant, and is broken by Lytton Road. The northern half of this suburb fronts Aquarium Passage, with the southern half consisting of dry blocks.	1.75 – 5.00	An average factor of between 1.75 – 2.50 has been applied to Industrial parcels 10,000m ² and under. Whilst a factor range of between 3.00 – 5.00 has been applied to parcels over 10,000m ² . In the past larger parcels reflected a much lower \$/M ² rate, though this trend has changed, with sales of larger parcels reflecting very similar money to that of smaller parcels, hence the higher factors to improve relativity.
20	SMA 20 Encompasses the Suburbs of Lytton and Fisherman's Island. Falling under this SMA are three main Industrial Precincts. Marine Industry Park, running off Anton Road. Lytton Industrial Estate on the corner of Lytton Road and Pritchard Street, developed by the Department of Industrial Development. Fisherman's Island, located on Port Drive, and owned by the Port of Brisbane.	2.0 – 3.0	Marine Industry Park and Lytton Industrial Estate have had a general factor of 2.50 applied, with Fisherman's Island having a factor of 2.50. Various parcels outside these three estates have had factors of between 2.0 – 3.0 applied. The main exception to this is a few very large parcels (40ha and over), that have had factors of up to 10 applied, in order to bring them in line with market value, and to improve relativity.
2, 15	SMA 15 is located in the suburb of Wynnum, off Tingal Road. With SMA 2 being found on Andrew Street, south west of the Wynnum CBD.	1.40 – 1.80	A factor range of between 1.40 – 1.80 has been applied to SMA 2 and 15, based on four unimproved sales located in these SMA's. All Industrial properties in the suburb of Wynnum are zoned Light Industry.
8	SMA 8 consists of the Manly Marina, and surrounding waterfront properties, located off Royal Esplanade, Manly.	2.0	A factor of 2 has been applied to SMA 8, based on the marina sale at Hemmant, and the valuation methodology of "Spinnaker Sound Marina Pty Ltd Vs The Valuer General" 19 th March 1990.
17	SMA 17 has a relatively small Industrial component and is located in the suburb of Wynnum West.	1.45 – 6.50	Smaller parcels of 2,000m ² or less have had a factor of 1.45 applied. Parcels ranging in size from 2,000m ² to 3 hectares have had a factor range of 1.80 – 3.5 applied. With scattered large parcels of over 3 hectares having factors of up to 6.50 applied to them, to bring them in line with market value and to improve relativity.

Application Summary for all Periods:

Industrial

Factor: 1.265	Support:	Basic:	Against:	Total
2006 Quarter: 1		1		1
Factor: 1.400	Support:	Basic:	Against:	Total
2005 Quarter: 4	1	1		2
2006 Quarter: 2	1			1
Factor: 1.450	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 1.550	Support:	Basic:	Against:	Total
2006 Quarter: 3		1		1
Factor: 2.250	Support:	Basic:	Against:	Total
2006 Quarter: 2			1	1
Factor: 2.500	Support:	Basic:	Against:	Total
2004 Quarter: 4		1		1
2005 Quarter: 3		1		1
2006 Quarter: 3	1			1
Factor: 2.800	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 3.700	Support:	Basic:	Against:	Total
2006 Quarter: 3		1		1
Factor: 4.500	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 5.000	Support:	Basic:	Against:	Total
2006 Quarter: 1		1		1
Total	3	10	1	14
Total Industrial	3	10	1	14

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
698/1	12	Thorne St, Wynnum	405m2	\$130,000	\$185,000	1.20	1.45
7029	4	North Rd, Wynnum West	873m2	\$210,000	\$305,000	3.30	1.45
4795/9	30	Inghams Plc, Hemmant	51,300m2	\$1,200,000	\$5,400,000	1.20	4.50
8620/206	25	Export St, Lytton	4,010m2	\$335,000	\$840,000	1.20	2.50
8620/123	42	Trade St, Lytton	5,143m2	\$410,000	\$1,050,000	1.20	2.55
4798/101	56	Gospport St, Hemmant	30,120m2	\$910,000	\$4,600,000	1.20	5

Tingalpa

SMA	LOCALITY	FACTOR	COMMENTS
2	The Industrial portion of SMA 2 is intersected by Newnham, Wishart and Broadwater Road, and is located in the suburb of Wishart.	1.50 – 2.60	A range of factors from 1.50 to 2.60 have been applied to the Industrial properties in SMA two to correct relativity, with the average factor being 2.20. All Industrial parcels in this suburb are zoned Light Industry
10	SMA 10 is located in Technology Park, an Industrial precinct initiated by the Department of Industrial Development. It is located in the suburb of Eight Mile Plains, and is bordered by the Pacific Motorway, Miles Platting Road and Logan Road.	1.65 – 1.85	1.85 is the standard factor for this suburb, though select properties had a factor of 1.65 applied to improve relativity. The only sales used to ascertain the factor increases, were from within Technology Park as land is only offered to established and emerging technology based companies.

Application Summary for all Periods: Industrial

Industrial -

Factor: 1.850	Support:	Basic:	Against:	Total
2005 Quarter: 3			1	1
2005 Quarter: 4			1	1
Factor: 1.900	Support:	Basic:	Against:	Total
2006 Quarter: 1		1		1
Factor: 2.100	Support:	Basic:	Against:	Total
2004 Quarter: 3				1
Total		1	2	3
Total Industrial		1	2	3

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
4913/043	53	Brandl St, Eight Mile Plains	3,627m2	\$420,000	\$800,000	1.25	1.90
4913/049	7	Brandl St, Eight Mile Plains	7,526m2	\$830,000	\$1,525,000	1.25	1.85

Cooparoo

SMA	LOCALITY	FACTOR	COMMENTS
2	SMA 2 is located in the suburb of Cooparoo, the Industrial precinct is bordered by Main Avenue, Old Cleveland Road and Norman Creek.	1.50 – 2.00	The Cooparoo Industrial precinct is an older, established area, with very little movement in the market. The only sales found were of heavily improved properties, that have been analysed back to an Unimproved Capital Value. Parcels bordering the railway line and The Common had a factor of 1.50 applied. The remaining areas had a factor of 2.00 applied across the board.

**Application Summary for all Periods:
Industrial**

Factor: 1.850	Support:	Basic:	Against:	Total
2006 Quarter: 2		2		2
Factor: 2.000	Support:	Basic:	Against:	Total
2005 Quarter: 2		1		1
Total		3		3
Total Industrial		3		3

Released by DNRM under RTI Act 2009

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
2430	68	Morley St, Corrparoo	814m2	\$200,000	\$360,000	1.40	1.80
231	224	Old Cleveland Rd, Coorparoo	1,432m2	\$620,000	\$1,250,000	1.40	2.00

Belmont

SMA	LOCALITY	FACTOR	COMMENTS
insert number/s	Insert description of SMA/s	insert	Insert factor comments
14, 22 & 37	The Industrial component of the suburb of Tingalpa is located on New Cleveland Rd and Ingleston Rd.	1.75 to 4.00	Smaller lots ranging in size from 800m2 – 5,000m2 have received a factor of between 1.75 to 2.00. Larger parcels of 5,000m2 and above have received higher factors of between 3.00 to 4.00, in order to bring their previously low values closer in line with the market. The majority of the parcels in this estate are zoned General Industry, with a small number to the southern end zoned Future Industry.
40	Capalaba West consists of SMA 40, located on the border of the Redland Shire.	2.40 – 2.60	Capalaba has a small Industrial component located on Old Cleveland Rd, an average factor of 2.50 has been applied.
35	Mansfield is an established Industrial area at the intersection of Wecker, Newnham and Creek Rd.	1.85 – 3.70	An average factor of 1.85 has been applied to parcels within an area range of 2,000m2 to 15,000m2. Parcels of 15,000m2 and above have received an average factor of between 2.50 to 3.70 in order to correct relativity.

Application Summary for all Periods:

Industrial

Factor: 1.850	Support:	Basic:	Against:	Total
2005 Quarter: 4		1		1
Factor: 4.000	Support:	Basic:	Against:	Total
2006 Quarter: 2		1		1
Total		2		2
Total	Industrial	2		2

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
10151/013	28	DevlanSt, Mansfield	2,059m2	\$255,000	\$475,000	1.05	1.85
11881/24	107	Ingleston Rd, Wakerley	10,120m2	\$720,000	\$1,820,000	1.35	2.50
11287	334	New Cleveland Rd, Tingalpa	10,120m2	\$740,000	\$2,220,000	1.35	3

Balmoral

SMA	LOCALITY	FACTOR	COMMENTS
1, 2, 3 & 12	The Industrial component of the suburb of Bulimba is located on and around the main Commercial centre of Oxford Street, and on the water front of the Brisbane River at the northern end of Bulimba. As well as a small pocket to the north west.	1.40 – 1.65	A standard factor has been applied across the board to all Industrial properties in Bulimba. However the rates applied do not reflect Industrial rates of surrounding areas, as the majority of property purchased in this area is being held for future redevelopment as Residential Multi-Unit parcels. The exception to this is a factor of 1.65% applied to a small industrial pocket to the north west of Bulimba. All Industrial properties in this suburb are currently zoned Light Industry.
13,14 & 23	The suburb of Morningside is located at the start of the Trade Coast Precinct. Morningside is broken by Lytton Road, with SMA's 13 & 14 to the south, and SMA 23 located on the northern side, with numerous parcels fronting the Brisbane River.	1.75 – 5.50	A wide factor range has been applied to all SMA's in the suburb of Morningside, in order to correct relativity. Though the average factor range for dry Industrial parcels is between 2.00 – 3.00. Large increases of up to 5.50 have been applied to all sea bed leases in the area, based on a rare marina sale in Hemmant, supported by the large increase in sales of surrounding Industrial properties.
17 & 23	Murarrie is located in the heart of the Trade Coast Precinct, with SMA 23 continuing from Morningside through to Murarrie and Gibson Island. It is set on the northern side of Lytton road, with numerous parcels fronting the Brisbane River. SMA 17 is located to the south of Lytton Road, consisting of numerous separate Industrial precincts	1.35 – 4.00	Murarrie is a rapidly developing Industrial suburb, with particular focus being on the Rivergate Estate, located on the Brisbane River. The typical increase in this suburb has been between 2.50 – 3.00, based on four major sales in or around this estate. Though a wider range of factors has been used overall, in order to correct relativity.

Application Summary for all Periods: Industrial

Factor: 1.100	Support:	Basic:	Against:	Total
2005 Quarter: 1		1		1
Factor: 1.400	Support:	Basic:	Against:	Total
2006 Quarter: 1		2		2
Factor: 1.650	Support:	Basic:	Against:	Total
2006 Quarter: 2		1		1
Factor: 1.800	Support:	Basic:	Against:	Total
2005 Quarter: 1			1	1
Factor: 2.400	Support:	Basic:	Against:	Total
2005 Quarter: 4		1		1
Factor: 2.500	Support:	Basic:	Against:	Total
2005 Quarter: 4	1			1
Factor: 2.600	Support:	Basic:	Against:	Total
2005 Quarter: 1			1	1

Factor: 2.715	Support:	Basic:	Against:	Total
2005 Quarter: 3		1		1
Factor: 2.750	Support:	Basic:	Against:	Total
2007 Quarter: 3		1		1
Factor: 2.900	Support:	Basic:	Against:	Total
2006 Quarter: 2		1		1
Total	1	8	2	11
Total Industrial	1	8	2	11

Benchmark Details

Valn No	Street No	Street	Area M2	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
4741	506	Lytton Rd, Morningside	274,900m2	\$12,000,000	\$33,000,000	1.50	2.75
5599	51	Michael St, Bulimba	405m2	\$150,000	\$247,500	1.80	1.65
8754/49	333	Queensport Dve, Murarrie	11,101m2	\$1,000,000	\$2,900,000	2.20	2.90
5399/2	27	Byron St, Bulimba	1,003m2	\$1,100,000	\$1,540,000	1.90	1.40
8754/25	185	Queensport Dve, Murarrie	10,210m2	\$1,160,000	\$2,800,000	1.80	2.40
8761/43002	55	Paringa Rd, Murarrie	6,000m2	\$700,000	\$1,900,000	1.50	2.70

Released by DNRM under RTI Act 2009

SECTION 4.1.12 Stephens Division (Commercial and Industrial)

Indicative - Values

SMA	LOCALITY	FACTOR	COMMENTS
Commercial			
1 and 4	Including mainly good quality commercial sites along Logan Road through the suburbs of Greenslopes, Holland Park and Mt Gravatt	Approx 1.5-2	Sites are designated MP3 or Special Purposes and include car sales yards. The values range from approx. \$500/m2 to \$800/m2. The most valuable lands are situated at Logan Road Mt Gravatt.
2,3 and 6	Includes mainly secondary commercial lands situated off mayor roads. The suburbs include Tarragindi and Annerley.	Approx 1.00-1.5	Sites designated mp3 and MP4 and have value ranges of \$400/2 to \$600/m2
5,7,9 and 10	Includes good quality commercial lands located on Ipswich Road in the suburb of Annerley	Approx. 1.5-2	Value range for commercial property of \$450/m2 to \$900/m2
8	Includes good quality commercial lands on Ipswich Road and Beaudesert Road. The used car sales yards are part of the Magic Mile precinct	Approx 1-1.5	Values for used car yard sites are up to \$700/M2. The Moorooka strip shopping centre on Beaudesert Road is value at a rate of \$550/m2
11,12 and 13	Includes average quality commercial lands on Fairfield Road in the suburbs of Fairfield and Yeronga.	Approx. 1-1.5	Value range in the order of \$400-\$650/m2
Industrial			
8	Industrial lands at Moorooka opposite the Magic Mile car yard precinct on Ipswich Road	Approx 1.2-2.3	Land value rates of \$150/m2 for large low lying sites to \$400/m2 for 600m2 sites in good position
12 and 13	Includes industrial precincts in suburbs of Yeronga, Yeerongpilly and Tennyson.	Approx 1.1 to 1.75	Land value rates vary from \$150/m2 for larger sites to \$450/m2 for good quality sites of approx. 800m2

Indicative Value Range

Location	Description	1/10/2004	1/10/2006	Change 1/10/2004	Change 1/10/2006
Commercial					
MT.GRAVATT					
LOGAN ROAD	MAIN RD Ftg	\$390-\$470M2	\$700-\$850M2	1.55	1.80
GREENSLOPES					
LOGAN ROAD	MAIN RD Ftg	\$365-\$480M2	\$600-\$700M2	1.40	1.45-1.75
ANNERLEY					
IPSWICH ROAD	MAIN RD Ftg	\$300-\$350M2	\$600-\$750M2	1.40	1.65
MOOROOKA					
BEAUDESERT RD	MAIN RD. Ftg	\$350-\$450M2	\$550-\$700M2	1.30	1.20
FAIRFIELD					
FAIRFIELD RD	MAIN RD Ftg	\$400-\$500M2	\$600-\$700M2	1.70	1.31
Industrial					

YERONGA					
HYDE ROAD	SECONDARY RD Ftg	\$90-\$290/M2	\$100-\$400/M2	1.4-2.25	1.30-1.90
MOOROOKA					
OFF MAGIC MILE	BACK ST Ftg	\$100-\$300/M2	\$150-\$400/M2	2.0	1.30-2.30
YEERONGPILL Y					
FAIRFIELD ROAD	MAIN RD Ftg	\$100-\$200/M2	\$200-\$380/M2	2.0	1.74-2.2
TENNYSON					
WALKER STREET	SIDE STREET Ftg	\$50-\$250/M2	\$150-\$440/M2	1.35-2.00	1.30-2.80

Benchmark Details

Valn No	Street No	Street	Area	1/10/2004	1/10/2006	Factor 10/2004	Factor 10/2006
Commercial							
97/0000	1293	LOGAN	735M2	\$345000	\$620000	1.55	1.80
264/1000	579	LOGAN	930M2	\$450000	\$600000	1.40	1.33
4532/0000	460	IPSWICH	526M2	\$242500	\$400000	1.40	1.65
4620/2	976	IPSWICH	2741M2	\$1550000	\$1900000	2.00	1.22
8667/0000	146	BEAUDESERT	506M2	\$230000	\$275000	1.30	1.20
8720/1	125	BEAUDESERT	10270M2	\$2600000	\$5100000	1.57	1.95
11871/0000	443	FAIRFIELD	545M2	\$290000	\$380000	1.70	1.31
Industrial							
12858/1000	167	HYDE	15030M2	\$1400000	\$1950000	2.27	1.40
12862/1000	127	HYDE	1062M2	\$310000	\$425000	2.24	1.37
10082/0000	24	DEXTER	17890M2	\$1900000	\$2600000	2.00	1.37
10099/0000	14	KENSAL	610M2	\$172500	\$245000	2.00	1.42
11836/0000	769	FAIRFIELD	5767M2	\$1150000	\$2200000	2.00	1.90
13997/0000	26	WALKER	1644M2	\$420000	\$725000	2.00	1.73
14023/1000	1	CURZON	18240M2	\$1900000	\$3800000	2.00	2.00

SECTION 4.1.13 Major Shopping Centres

All drive-in centres throughout Brisbane below the level of Regional and Sub-Regional have been revalued by the Commercial / Industrial team.

There are approximately 123 centres above 4000m². Additional to this there are approximately 21 Regional and sub-Regional centres valued by Mr Mark Denman.

The valuation basis for the centres below sub-Regional comprise approximately 20-25 sales of vacant land varying in size from approximately 3,300 m² to 39,000 m². The applied value range is approximately \$400/m² to \$1500/m².

The unimproved value of the larger sites, i.e. in excess of 10,000 m² is based upon four basic vacant land sales and one supporting sale. The sales directory is V:\Revaluation\July 2006\Sales Schedule\Commercial\Commercial Sales. These sales show applied levels of between \$460/m² to \$700/m² of land area.

The supporting sale, which is partly improved, has an applied improved site of \$520/m² for an area of 19,430m². Details of the analysis is on the SVS sales file.

There have been major increases for drive in shopping centres throughout Brisbane. The range of increases can be summarised as follows:-

- Southern and South-eastern Divisions – increase 1.48 – 3.09
- Southern and South-western Divisions – increase 1.40 – 5.00
- Northern and North-eastern Divisions – increase 1.40 – 5.80
- Northern and North-western Divisions – increase 1.36 – 2.70

Released by DNRM under RIPA Act 2009

SECTION 4.2

VALUATION ALLOWANCES USED

TYPE OF ALLOWANCE	RATE
Corner Influence (CI)	Established Residential +5 to 10% with exceptions New Residential Estates 0% Commercial +5 to 30%
Shape (S)	Up to +10% max
Bulk Allowance (BA)	Maximum of 20%

Improvement Name	Comments	IMPCost	IMPUnits
Clearing 1) <600m ²	Medium Density Scrub	\$3,000.00	/Site
Clearing 2) 600-1000m ²	Medium Density Scrub	\$3,750.00	/Site
Clearing RHS		\$20,000.00	/ha
Dam Small		\$1,500.00	/Dam
Demolition House -\$8000		\$8,000.00	
Fencing - rural 1.4m TTPost Chain wire	Rural res	\$40.00	m
Fencing 120cm mesh roll chain wire		\$40.00	/m2
Fencing- 140cm Tubular Steel	fleur de lis top	\$82.00	m
Fencing 150cm Timber	New Condition	\$59.00	/m
Fencing 180cm Colour bond	Colour bonded both sides, Metal caped with metal posts and rails	\$62.00	/m
Fencing 180cm Rendered Block	Approximate cost including footings, Block wal construction, cement render and + Granotex type coating to \$36/m ² .	\$250.00	/m
Fencing 180cm Timber (2 rail)	New Condition	\$62.50	/m
Fencing 950cm tubular steel	(previous cost fence company \$14pm installation cost Loop Top fence \$58pm	\$92.00	
Fencing Security 1800mm (+ Barb)	Galvanised security fencing 2100mm high including gates.	\$48.00	/m2
Fencing spot value	Spot value	\$1,000.00	each
Fencing(Rural)	Bill had \$1000/km but need to add 30% for timber posts	\$2,700.00	km
Fill - (Cut to Fill discounted)	Discounted due prospect of selling spoil from massive cutting.	\$3.50	/m3
Fill - (pumped 4m)		\$60.00	/m

Fill - Sovereign Islands (Amened 3m)		\$45.00	/m ²
Fill & Rock Wall m2Yatala Industrial	As supplied by developer for Angel Street, Staplyton development.	\$8.35	m2
Fill (Cut to fill: The Dales)	See file for specifics	\$12.00	/m2
Fill Azure Island - Average Dev/mt costs	Imported Fill 1.54 m3/m2 @ \$15/m3; cut to fill 0.11m3/m2 @ \$5/m3 - adopting \$24.00/m2	\$24.00	/m2
Fill Benowa Waters (Amended)	See appeal/objection decisions	\$40.00	/m2
Fill Burleigh Waters \$7.50m3 (Amended)	Part pumped part imported fill for the estate.	\$15.00	/m3
Fill Canal Pumped (Amended)		\$15.00	/m3
Fill Cut lower Dover Drive	Approximately 2m3 of cut and fill throughout this portion of the estate.	\$6.50	/m3
Fill -pumped canal fill (2.5m)		\$37.50	/m
Filling Cut/Fill	Cost for Medium size Development	\$5.00	/m3
Filling Cut/Fill - (Rawlinsons) 2005		\$9.00	/m3
Filling Cut/Fill - Indy Court Ind. Est.	Averaged improvements over the estate. Quantities as follows: 58,300m3 cut to fill @ \$5.50 = \$292,500 3,000m3 imported fill @ \$12.50/m3 = \$37,500 \$292,500 + \$37,500 = \$330,000 / 61,500m3 = \$5.37/m3 Adopted \$5.50/m3	\$5.50	/m3
Filling Cut/Fill (Rawlinsons)	Cost for Medium size Development	\$7.50	/m3
Filling Cut/Fill- DHB Ind. Estate		\$6.70	/m3
Filling Hydraulically Placed (Preloaded) (Amended)	Sand Pumping but requiring preloading 50% extra)	\$15.00	/m3
Filling Hydraulically Placed (Amended to Import)	(Sand Pumping canals and river front land)	\$15.00	/m3
Filling Import / Compacted	Cost for Medium size Development	\$15.00	/m3
Garage Shed Fully Enclosed RollerDR Gutter Conc Fl	Garage sheds Fully Enclosed, Concrete Floor Guttering, Roller Door	\$220.00	/m ²
Paving (Brick)	Estimate	\$50.00	/sqm
Pool - in ground concrete		\$20,000.00	Each
Power Underground	underground power cost from meter (25 meter extension connection)	\$18.00	/m
Retain Wall Lake Concrete (Amended)	New Condition	\$200.00	/m

Retain Wall River (HD) (Amended)	New Condition	\$1,200.00	/m
Retaining wall		\$250.00	/m
Retaining wall brick 1m	23 cm thick	\$160.00	/m ²
Retaining Wall Concrete /sqm	Standard straight concrete retaining wall	\$250.00	/sqm
Retaining Wall Rock	1m x up to 2m high	\$145.00	/m ²
Retaining Wall Timber	1m x up to 2m high	\$140.00	/sqm
Retaining Wall Timber 1m	Approximate Value	\$130.00	/m
Rev.Wall Benowa Waters -river	See appeal decisions.	\$675.00	/m
Rev.Wall Sovereign Islands		\$2,000.00	/m
Sales office / Storage		\$400.00	/m ²
Shed (Garden - Colour bond)	Shane Actual cost - Fully installed, colour bond with 75mm concrete slab	\$150.00	/m ²
Shed Large Rural	Average cost used 18*9*4.2 (\$130/m ²) Fully enclosed	\$120.00	/m ²
Tennis Court		\$30,000.00	Each

Released by DNRM under RTI Act 2009

SECTION 5.0 RELATIVITY WITHIN BRISBANE

Relativity between valuations throughout Brisbane was set within the Commercial Industrial team by reference to a ‘key’ sales schedule for both commercial and industrial properties. Valuers made reference to separate schedules based on quality and size showing actual applied values. These schedules are accessed from the SVS Sales System.

SECTION 5.1 RELATIVITY WITH ADJOINING AREAS

Reference was made to the sale schedules and applied values for commercial and industrial properties from the adjoining Local Authorities of Logan, Pine Rivers, and Ipswich. Their research was not considered of assistance in the application of values within Brisbane City.

Released by DNRM under RTI Act 2009

**SECTION 6.0 SCHEDULE OF PERCENTAGE INCREASES –
COMMERCIAL AND INDUSTRIAL THROUGHOUT
ALL BRISBANE DIVISIONS**

Division	Industrial	Commercial	Remarks
1000/01	104%	71%	Balmoral
1000/02	140%	140%	Belmont
1000/03	78%	34%	Coorparoo
1000/04	38%	34%	South Brisbane
1000/05	65%	50%	Stephens
1000/06	102%	98%	Tingalpa
1000/07	128%	146%	Wynnum
1000/08	119%	29%	Hamilton
1000/09	55%	34%	Ithaca
1000/10	88%	64%	Kedron
1000/11	99%	38%	Sandgate
1000/12	53%	45%	Taringa
1000/13	122%	48%	Toombul
1000/14	31%	28%	Toowong
1000/15	50%	99%	Brisbane
1000/16	56%	71%	Enoggera
1000/17	74%	59%	Moggill
1000/18	110%	98%	Sherwood
1000/19	74%	50%	Windsor
1000/20	111%	104%	Yeerongpilly
Overall	86%	78%	

SECTION 7.0 CORE COMMERCIAL AND INDUSTRIAL SALES - THROUGHOUT BRISBANE

All sales investigations saved on SVS sales file. Attached is a list of “Key” sales which formed the basis for the Revaluation throughout Brisbane.

Commercial Key Sales

LGA ValNo	Address	Sale Date	Area	Sale Price	04 UV
1000/11-266/00	65 Rainbow St Sandgate	20-Jul-06	693	\$390,000	\$147,000
1000/15-02280/0000000	36 Little Edward St Spring Hill	02-Mar-06	410	\$845,000	\$620,000
1000/19-4498/0000000	73 Enoggera Rd Newmarket	19-Dec-05	798	\$800,000	\$320,000
1000/15-01713/0000000	109 Leichhardt St Spring Hill	08-Nov-05	465	\$2,341,000	\$1,100,000
1000/15-707/0000000	1021 Ann St Fortitude Valley	30-Jun-05	501	\$690,000	\$615,000
1000/04-658/00	152 Melbourne St South Brisbane	09-Jun-05	921	\$2,970,000	\$1,500,000
1000/04-510/00	56 Manning St South Brisbane	24-May-05	455	\$720,000	\$420,000
1000/04-469/00	42 Cordelia St South Brisbane	24-Dec-04	1821	\$3,400,000	\$1,850,000
1000/16-8745	6 Browns Dip Rd Enoggera	12-Sep-05	1487	\$925,000	\$385,000
1000/01-40170740	2082 CREEK RD Murarrie	12-Jul-05	10420	\$4,011,700	\$750,000
1000/20-14597/00	99 Postle St Acacia Ridge	03-Jul-06	2403	\$1,650,000	\$165,000
1000/19-3264/0000000	60 Hudson Rd Albion	10-Jan-10	5566	\$7,500,000	\$1,950,000
1000/15-5557/00	68 Commercial Rd Newstead	06-Oct-05	519	\$950,000	\$450,000
1000/14-649	594 Milton Road Toowong	12-Sep-05	4683	\$6,700,000	\$2,925,000
1000/12-30/0000000	260 Moggill Road INDOOROOPILLY	20-Feb-05	943	\$1,700,000	\$540,000
1000/15-02593/0000000	630 Wickham St Fortitude Valley	19-Dec-05	344	\$650,000	\$610,000
1000/13-251/0000000	1289 Sandgate Rd Nundah	10-Jan-10	870	\$1,250,000	\$453,000
1000/15-5513/0	22 Wandoo Fortitude Valley	18-Oct-06	470	\$1,710,000	\$500,000
1000/15-5513/0	22 Wandoo Fortitude Valley	18-Oct-06	470	\$1,710,000	\$500,000
1000/10-9996/5000000	75 Kittyhawk Dve Chermside	02-Aug-06	14780	\$20,500,000	\$10,300,000
1000/13-271/0000000	1159 Sandgate Rd Nundah	06-Jun-06	906	\$1,115,000	\$673,000
1000/12-5559	159 Clarence Road Indooroopilly	16-Mar-06	630	\$1,129,000	\$210,000
1000/13-4873/0	18-22 Station St Nundah	03-Mar-06	1215	\$1,500,000	\$725,000
1000/10-9943/0000000	15 KINGSMILL ST Chermside	28-Feb-06	809	\$685,000	\$280,000
1000/13-4885/0000000	23 Wood St Nundah	16-Feb-06	400	\$350,000	\$141,000
1000/13-4876/0000000	26 Station St Nundah	15-Dec-05	809	\$1,030,000	\$500,000
1000/13-252/0000000 253/0000000	1283 Sandgate Rd 1285 Sandgate Rd Nundah	14-Sep-05	992	\$1,446,500	\$800,000

1000/10-10047/0000000	27 Playfield St Chermside	04-May-05	1721	\$1,402,500	\$1,000,000
1000/14-4	601 Coronation Dve Toowong	14-Mar-05	2665	\$4,939,000	\$3,200,000
1000/15-5327/0000000	16 Chester St Newstead	30-Jan-05	298	\$700,000	\$450,000
1000/15-716/0000000	927 Ann St Fortitude valley	18-Jan-05	405	\$875,000	\$615,000
1000/13-259/0000000	1241 Sandgate Rd Nundah	17-Jun-04	13325	\$10,000,000	\$1,000,000
1000/06-2802	26 Norton Street Upper mount gravatt	29-Jul-05	971	\$1,250,000	\$200,000
1000/10-99/00100/0000000	714 Gympie Rd 708 Gympie Rd Chermside	20-Jan-06	1852	\$1,205,000	\$1,000,000
1000/06-61/3310000	1932 Logan Rd Upper mount gravatt	19-Oct-05	13480	\$11,015,185	\$5,400,000
1000/15-2673/1	458 Brunswick St Fortitude valley	18-May-05	1826	\$4,000,000	\$2,200,000
1000/08-7/0000000	32 Agnes St Albion	06-Dec-04	5658	\$4,300,000	\$2,500,000
1000/08-492/0000000	153 Racecourse Rd Ascot	10-Jan-10	405	\$1,000,000	\$410,000
1000/10-294/0000000	1899 Gympie Rd Bald hills	19-Jul-06	8923	\$4,150,000	\$1,700,000
1000/20-12771/0000000	36 Tenby St Mount gravatt	25-May-06	733	\$566,500	\$350,000
-328374	188 Moggill Rd Indooroopilly	09-May-06	1166	\$1,825,000	\$870,000
1000/02-9024196	5 Selborne Street Mount gravatt east	01-Apr-06	645	\$422,500	\$180,000
1000/05-5217	50 Lambton St Annerley	21-Dec-05	407	\$375,000	\$207,500
1000/20-16552/1200000	662 Compton Rd Calamvale	06-Dec-05	55980	\$16,000,000	\$6,400,000
1000/16-943/00	33 Elgin St Alderley	30-Nov-05	994	\$1,260,000	\$600,000
1000/10-323/00	1355 Gympie Rd Aspley	28-Nov-05	653	\$590,000	\$342,000
1000/18-11767/00	11 Amazons Pl Jindalee	21-Oct-05	39270	\$25,883,000	\$4,800,000
1000/17-21/50001	9 Marshall Lane Kenmore	27-Sep-05	7020	\$7,150,000	\$2,450,000
1000/12-16 17 14 2839	12 Swann Rd 216 Moggill Rd 226 Moggill Rd 222 Moggill Road Indooroopilly	19-Sep-05	5306	\$7,975,000	\$4,135,000
1000/18-10302/6100000	33 Riverhills Rd Middle park	19-Jul-05	3312	\$1,800,000	\$660,000
1000/10-19886/0000000	403 Zillmere Rd Zillmere	16-Jul-05	607	\$290,000	\$116,000
1000/09-2345	16 Ashgrove Avenue Ashgrove	14-Jul-05	6039	\$6,800,000	\$3,200,000
1000/15-5749/2000000	84 Longland St Newstead	31-May-05	4677	\$8,250,000	\$3,400,000
1000/11-3585	28 Lagoon St Sandgate	22-Apr-05	1338	\$1,220,000	\$275,000
1000/15-2692/0000000	612 Brunswick St New farm	14-Feb-05	587	\$930,000	\$630,000
1000/09-3254	26 Harry Street Ashgrove	18-Aug-04	405	\$350,000	\$285,000
1000/09-3256	30 Harry Street Ashgrove	16-Jul-04	1143	\$987,000	\$800,000
1000/11-2693/0000000	86 Brighton Rd Sandgate	11-Jun-04	1315	\$1,487,000	\$737,000
1000/09-3261	20 Stewart St Ashgrove	25-Feb-04	463	\$471,000	\$393,500

1000/05-11730	38 Brougham Fairfield	16-May-03	5159	\$2,713,636	\$2,450,000
1000/10-144/0000000	1090 Gympie Rd Chermside	21-Jun-05	1672	\$2,200,000	\$594,000
1000/05-4754/0000000 4751/1 4753/0	487 Ipswich Rd 493 Ipswich Rd 483 Ipswich Rd Annerley	20-Apr-05	4333	\$4,269,000	\$2,140,000
1000/05-4532/0	460 Annerley Rd Annerley	20-Aug-03	526	\$350,000	\$252,500
1000/03-2696	189 Cavendish Rd Coorparoo	01-Jun-04	814	\$1,045,000	\$410,000
1000/07-2603	197 STRATTON TCE Manly	12-Aug-06	405	\$675,000	\$350,000
1000/09-7619	44 Macgregor Terrace Bardon	31-Oct-06	1596	\$1,000,000	\$707,500
1000/19-6937/0000000 6936/0000000	7 Days Rd 3 Days Rd Grange	14-Jul-06	883	\$840,000	\$302,500
1000/08-1864/0000000	533 Sandgate Rd Clayfield	06-Jul-06	1295	\$850,000	\$370,000
1000/16-3721/00003	161 Dawson Parade Keperra	09-Dec-05	5146	\$1,400,000	\$643,000
1000/15-6318/0000000	8 Brookes St Fortitude valley	28-Jan-05	378	\$455,000	\$385,000
1000/07-5365	202 Preston Road Manly west	13-Jan-05	810	\$475,000	\$200,000
1000/03-9044021	4 Newman Av Camp hill	19-Apr-05	534	\$610,000	\$295,000
1000/02-40715425	3260-3266 Old cleveland Rd Capalaba west	15-Mar-06	8252	\$1,760,000	\$700,000
1000/02-288/00	871 Old cleveland Rd Carina	18-Jan-06	506	\$600,000	\$232,500
1000/02-00322/0000000	1567 Wynnum Rd Tingalpa	12-Sep-05	1323	\$870,000	\$307,500
1000/07-307/5000000	1799 Wynnum Rd Tingalpa	07-Jul-05	3814	\$1,672,000	\$415,000
1000/20-8314/0000000	148 Turton St Sunnybank	25-Mar-05	1310	\$780,000	\$350,000
1000/10-3610/1000000	35 Burdett St Albion	17-May-06	17557	\$20,000,000	\$1,500,000
1000/08-4351/0000000	29 Hercules St Hamilton	29-Jun-06	15846	\$19,500,000	\$2,375,000
1000/10-7975/0000000	202 Shaw Rd Wavell heights	13-Sep-05	809	\$425,000	\$230,000
1000/10-445/0000000	449 Gympie Rd Kedron	15-Jun-05	1242	\$740,000	\$540,000
1000/10-55/0000000	366 Gympie Rd Kedron	05-Jun-05	809	\$600,000	\$182,500
1000/18-6863/0000000	241 Sinnamon Rd Jindalee	11-Mar-05	2370	\$1,650,000	\$495,000
1000/09-1856/1	8 Runic Street Bardon	09-Mar-05	2119	\$945,000	\$542,500
1000/01-6306/0000000	84 Barrack Rd Cannon hill	27-Jan-05	506	\$325,000	\$180,000
1000/20-11149/4000000	417 Mains Rd Sunnybank	22-Apr-05	706	\$650,000	\$192,500
1000/19-6449/0000000	124 Kedron brook Rd Wilston	04-Jul-06	1274	\$1,100,000	\$100,000
1000/19-6443/0000000	70 Kedron brook Rd Wilston	19-Jun-06	804	\$630,000	\$275,000
1000/13-113/0000000	1386 Sandgate Rd Nundah	08-Aug-05	1045	\$750,000	\$350,000
1000/10-	164 Gympie Rd Kedron	25-May-05	706	\$462,000	\$227,500

12/0000000					
1000/15-3170/0000000	39 Berwick St Fortitude valley	01-Mar-05	450	\$950,000	\$720,000
1000/15-2637/0	88 Brunswick St Fortitude valley	28-Nov-05	759	\$950,000	\$690,000
1000/01-401235502	11-17 Southgate Av Cannon hill	01-Nov-04	3655	\$1,650,000	\$730,000
1000/05-4620/2	976 Ipswich Rd Moorooka	12-Jan-06	2741	\$2,100,000	\$1,550,000
1000/09-243/2000000	57 Musk Av Kelvin grove	19-Sep-06	7067	\$9,750,000	\$6,500,000
1000/14-98/00	8 Mcdougall St Milton	03-Jul-06	830	\$2,000,000	\$560,000
1000/09-275/96 7275/97	76-88 Musk Avenue Kelvin grove	01-Jul-06	3778	\$7,000,000	\$3,250,000
1000/11-266/00	65 Rainbow St Sandgate	20-Jul-06	693	\$390,000	\$147,000
1000/15-02280/0000000	36 Little edward St Spring hill	02-Mar-06	410	\$845,000	\$620,000
1000/19-4498/0000000	73 Enoggera Rd Newmarket	19-Dec-05	798	\$800,000	\$320,000
1000/15-01713/0000000	109 Leichhardt St Spring hill	08-Nov-05	465	\$2,341,000	\$1,100,000
1000/15-707/0000000	1021 Ann St Fortitude valley	30-Jun-05	501	\$690,000	\$615,000

Released by DNRM under RTI Act 2009

Industrial – Key Sales

LGA – Val No	Address	Sale Date	Area m2	Sale Price	04 UV
1000/20-24239/9000000 24239/8000000	16 Mahogany Ct 17 Mahogany Ct Willawong	11-May-05	12437	\$1,639,730	\$400,000
1000/04-7874/00	2 Kennedy Tce East brisbane	22-Apr-05	506	\$440,000	\$300,000
1000/18-11800/0000000 11799/00	27 Bellwood St 19 Bellwood St Darra	10-Mar-06	13550	\$1,050,000	\$720,000
1000/13-10872/9	351 Main Myrtletown Rd Pinkenba	10-Jan-10	4679	\$935,800	\$230,000
1000/13-10712/2000000	120 Lamington Av Eagle Farm	10-Jan-10	1559220	\$44,000,000	\$8,200,000
1000/18-12103/00	47 Acanthus St Darra	27-Sep-06	9336	\$2,100,000	\$660,000
1000/13-11046/0000000	119 Sandmere Rd Myrtletown	19-Jul-06	17390	\$2,710,400	\$325,000
1000/13-10984/0000000	68 Brownlee St Myrtletown	01-Jul-06	11129	\$1,246,448	\$290,000
1000/13-11013/0000000	125 Main beach Rd Myrtletown	19-Apr-06	1623	\$570,000	\$110,000
1000/13-10979/00	338 Bancroft Rd Myrtletown	15-Apr-06	16960	\$1,257,375	\$127,000
1000/13-11003/00	126 Main beach Rd Myrtletown	24-Mar-06	20230	\$2,200,000	\$325,000
1000/13-10996/1000000	310 - 316 Bancroft Rd Myrtletown	21-Mar-06	18753	\$1,400,000	\$203,000
1000/20-23460/0	151 Tile St Wacol	17-Feb-06	16190	\$930,000	\$285,000
1000/20-23461/00	145 Tile St Wacol	17-Feb-06	16190	\$930,000	\$200,000
1000/13-11011/00	153 Main beach Rd Myrtletown	08-Feb-06	20230	\$1,501,668	\$255,000
1000/13-11044/00	161 Sandmere Rd Myrtletown	08-Feb-06	17460	\$1,297,976	\$220,000
1000/13-10740/00	14 Orsova St Pinkenba	08-Feb-06	1443	\$555,555	\$38,500
1000/20-24225/0000000	12 Commerce Pl Larapinta	23-Dec-05	10070	\$2,266,214	\$650,000
1000/13-10724/5000000	61 Randle Rd Pinkenba	17-Nov-05	45910	\$10,000,000	\$790,000
1000/20-23459/0	177 Tile St Wacol	27-Oct-05	16190	\$880,000	\$285,000
1000/13-11006/0000000	180 Main beach Rd Myrtletown	24-Oct-05	20230	\$1,500,000	\$255,000
1000/13-11021/0000000	25 Main beach Rd Myrtletown	23-Aug-05	4047	\$625,000	\$77,000
1000/13-11015/1000000	115 Main beach Rd Myrtletown	18-Aug-05	20230	\$1,210,000	\$325,000
1000/13-10977/9000000	175 Dutton Rd Myrtletown	16-Aug-05	28800	\$1,400,000	\$255,000
1000/05-13999	30 Walker St Tennyson	02-Jun-05	814	\$380,000	\$240,000
1000/05-14000	34 Walker St Tennyson	13-May-05	809	\$380,000	\$240,000
1000/20-14550/0	20 Postle St Coopers plains	01-Jul-04	1894	\$483,638	\$285,000
1000/20-14362/0000000	68 Richland Av Coopers plains	05-Apr-04	683	\$195,000	\$102,000
1000/13-11010/1000000	167 Main beach Rd Myrtletown	28-Feb-06	6070	\$550,000	\$121,000
1000/13-10755/2000000	19 Orient Av Pinkenba	06-Feb-06	4631	\$1,067,000	\$217,500
1000/05-14277/0000000	4 Pulle St Yeerongpilly	31-Oct-05	6969	\$2,630,575	\$182,500
1000/20-23366/00	471 Progress Rd Wacol	18-Oct-05	23640	\$1,349,700	\$430,000
1000/05-14000/0	34 Walker St Tennyson	12-Jul-05	809	\$380,000	\$240,000
1000/10-25999/0000000	44 Telford St Virginia	15-Apr-05	4047	\$890,000	\$460,000
1000/13-10872/2000000	387 Main Myrtletown Rd Pinkenba	27-Jul-04	12185	\$927,872	\$247,500
1000/20-3068/0	120 Learoyd Rd Acacia ridge	22-Apr-03	17670	\$690,000	\$285,000
1000/10-26003/1000000	70 Telford St Virginia	10-Jan-10	3019	\$950,000	\$380,000
1000/13-11174/0000000	200 Holt St Pinkenba	10-Jan-10	31880	\$4,782,000	\$1,800,000
1000/01-4741	506 Lytton Rd Morningside	18-Sep-07	274900	\$45,100,000	\$12,000,000
1000/13-7723/3010000	73 Depot St Banyo	18-Aug-06	2390	\$801,845	\$370,000
1000/13-7723/3080000	7 Earnshaw Rd Banyo	09-Aug-06	2354	\$776,936	\$385,000
1000/20-24238/2000000	22 Gardens Dve Willawong	26-Jul-06	2620	\$907,500	\$250,000
1000/13-11180/1000000	720 Macarthur av central Pinkenba	20-Jun-06	4157	\$1,965,700	\$360,000
1000/02-9214/1	236 New cleveland Rd Tingalpa	05-Jun-06	30030	\$2,900,000	\$595,000
1000/13-7723/318	86-96 Depot St Banyo	30-May-06	8446	\$2,973,424	\$1,100,000
1000/13-7723/3200000	218 Depot St Banyo	17-May-06	4242	\$1,353,413	\$595,000
1000/13-7723/3100000	10 Depot St Banyo	09-May-06	3203	\$1,023,168	\$525,000
1000/13-7723/3070000	25 Depot St Banyo	09-May-06	2664	\$849,335	\$425,000
1000/13-10989/6500000	103 Brownlee St Myrtletown	05-May-06	19480	\$3,500,000	\$435,000
1000/13-7723/3120000	30 Depot St Banyo	02-May-06	3432	\$1,283,741	\$535,000

1000/13-10043/5500000	17 Buchanan Rd Banyo	27-Apr-06	2058	\$800,000	\$187,500
1000/13-7723/3	26 Crockford St Banyo	26-Apr-06	4503	\$1,510,756	\$700,000
1000/01-8754/49	333 Queensport Rd Murarrie	05-Apr-06	11010	\$3,366,000	\$1,000,000
1000/20-12106/6400000	15 West link Pl Richlands	03-Apr-06	6651	\$1,340,625	\$460,000
1000/13-10991/1600000	87 Bancroft Rd Myrtletown	24-Feb-06	9187	\$1,914,000	\$202,500
1000/20-24225/1100000	11 Distribution St Larapinta	23-Dec-05	8510	\$2,673,525	\$575,000
1000/20-12306/5000000	20 Westgate St Wacol	23-Dec-05	17150	\$4,400,000	\$1,150,000
1000/18-10801/3330000	18 Neon St Sumner	23-Dec-05	4134	\$825,000	\$370,000
1000/13-10991/1400000	113 Bancroft Rd Myrtletown	23-Dec-05	10830	\$2,172,000	\$235,000
1000/20-24244/6270000	47 Moreton St Heathwood	22-Dec-05	2785	\$557,000	\$280,000
1000/20-23338/4400000	30 Enterprise St Richlands	21-Dec-05	7072	\$1,012,000	\$640,000
1000/10-8383/00	590 Rode Rd Chermside	18-Dec-05	11000	\$2,670,000	\$350,000
1000/20-15265/6360000	0 Iris Pl Acacia ridge	14-Dec-05	3656	\$1,133,000	\$385,000
1000/13-10991/1500000	103 Bancroft Rd Myrtletown	18-Nov-05	15840	\$3,300,000	\$350,000
1000/20-12106/6500000	7 West link Pl Richlands	17-Nov-05	6374	\$1,529,000	\$470,000
1000/05-11837/00	747 Fairfield Rd Yeerongpilly	31-Oct-05	4774	\$1,870,000	\$950,000
1000/01-8754/2500000	185 Queensport Rd Murarrie	27-Oct-05	10210	\$3,190,000	\$1,160,000
1000/18-10801/3370000	34 Neon St Sumner	29-Sep-05	2489	\$230,000	\$270,000
1000/01-8761/43002	55 Paringa Rd Murarrie	20-Sep-05	6000	\$2,200,000	\$700,000
1000/07-4795/9000000	30 Inghams Pl Hemmant	20-Sep-05	51300	\$6,600,000	\$1,200,000
1000/20-24239/3000000	20 Buttonwood Pl Willawong	16-Sep-05	15640	\$3,664,920	\$940,000
1000/18-11761/3700000	28 Limestone St Darra	13-Sep-05	9287	\$1,188,000	\$700,000
1000/20-15265/5444000	14 Murdoch Crct Acacia ridge	23-Aug-05	4477	\$1,500,000	\$760,000
1000/13-6466/0000000	358 Melton Rd Northgate	11-Aug-05	405	\$362,000	\$138,000
1000/18-11963/0	2990 Ipswich Rd Darra	02-Aug-05	34470	\$4,400,000	\$2,800,000
1000/07-8620/2060000	25 Export St Lytton	15-Jul-05	4010	\$1,045,000	\$335,000
1000/07-9994/4000000	45 Canberra St Hemmant	12-Jul-05	2009	\$660,000	\$200,000
1000/20-23080/0000000	680 Boundary Rd Richlands	04-Jul-05	21980	\$3,520,000	\$1,000,000
1000/10-23177/9000000	12 Matheson St Virginia	01-Jul-05	759	\$440,000	\$200,000
1000/10-19874/0000000	485 Zillmere Rd Zillmere	10-Jun-05	31360	\$5,900,000	\$1,850,000
1000/20-1938/5500000	1661 Beaudesert Rd Acacia ridge	27-May-05	41780	\$8,356,000	\$3,400,000
1000/18-12104/1000000	31 Acanthus St Darra	17-May-05	11560	\$1,100,000	\$925,000
1000/18-11761/2900000	45 Limestone St Darra	15-Apr-05	17420	\$2,200,000	\$1,100,000
1000/20-1482/9800000	71 Sperling St Rocklea	23-Mar-05	2362	\$645,000	\$335,000
1000/20-24238/3970000	95 Gardens Dve Willawong	04-Mar-05	1862	\$308,800	\$170,000
1000/01-8754/4000000	210 Queensport Rd Murarrie	09-Feb-05	7524	\$1,300,000	\$600,000
1000/01-8901/1120000	69 Alexandra Pl Murarrie	03-Feb-05	5811	\$863,500	\$720,000
1000/10-23210/1000000	58 Pineapple St Zillmere	25-Jan-05	23850	\$4,125,000	\$1,300,000
1000/07-8620/123	42 Trade St Lytton	10-Dec-04	5143	\$1,320,000	\$410,000
1000/02-9214/1	236 New cleveland Rd Tingalpa	02-Dec-04	30030	\$2,100,000	\$595,000
1000/20-14086/0000000	540 Boundary Rd Archerfield	15-Apr-04	1084	\$473,000	\$230,000
1000/20-23081/0	772 Boundary Rd Richlands	19-Jan-04	42900	\$3,460,000	\$1,700,000
1000/13-7690/0000000	89 Frederick St Northgate	16-Aug-05	21744	\$5,600,000	\$1,150,000
1000/18-12309/7500000	29 Industrial Av Wacol	01-Jun-06	22500	\$4,207,500	\$1,400,000
1000/18-12130/0950000	93 Wolston Rd Riverhills	04-May-06	4000	\$924,000	\$385,000
1000/13-11218/3000000 11218/3002000	10 Chapman Pl 8 Chapman Pl Pinkenba	01-Mar-06	4184	\$1,650,000	\$310,000
1000/13-11265/0000000	57 Harvey St Eagle farm	21-Nov-05	6432	\$2,750,000	\$780,000
1000/13-10991/1550000	93 Bancroft Rd Myrtletown	18-Nov-05	10550	\$1,714,614	\$190,000
1000/20-1360/4	56 Boundary Rd Rocklea	19-Oct-05	5242	\$1,350,000	\$730,000
1000/10-24717/0000000	1880 Sandgate Rd Virginia	25-Jul-05	8696	\$2,811,462	\$640,000
1000/13-10991/1530000	97 Bancroft Rd Myrtletown	25-Jul-05	9508	\$1,375,275	\$170,000
1000/13-11223/0000000	56 Lavarack Av Eagle farm	14-Jul-05	7828	\$2,640,000	\$690,000
1000/13-10989/7000000	55 Brownlee St Myrtletown	12-Jul-05	10600	\$1,947,220	\$230,000
1000/13-10989/6200000	111 Brownlee St Myrtletown	07-Apr-05	13060	\$2,310,000	\$290,000

1000/13-11135/2000000	1388 Kingsford smith Dve Pinkenba	17-Mar-05	1040	\$255,750	\$160,000
1000/18-12130/0890000	133 Wolston Rd Riverhills	28-Jan-05	4560	\$486,057	\$415,000
1000/13-7734/0000000	16 Crockford St Northgate	05-Nov-04	16220	\$4,600,100	\$1,250,000
1000/05-11837	747 Fairfield Rd Tennyson	31-Oct-05	4774	\$1,870,000	\$950,000
1000/20-24243/3800000	81 Stradbroke St Heathwood	15-Sep-06	9551	\$1,700,000	\$680,000
1000/20-	75 Stradbroke St Heathwood	01-Mar-06	9410	\$755,000	\$342,000
1000/20-	81 Stradbroke St Heathwood	04-Nov-05	9551	\$1,320,000	\$430,000
1000/20-23059/1000000	145 Archerfield Rd Richlands	09-Mar-05	27250	\$3,190,000	\$1,200,000
1000/07-7036/00	141 Lindum Rd Hemmant	14-Jul-06	1327	\$566,500	\$300,000
1000/15-6398/00	10 Prospect St Fortitude valley	29-May-06	253	\$650,000	\$310,000
1000/15-5783/00	14 Austin St Newstead	16-Mar-06	506	\$825,000	\$510,000
1000/15-5782/1000000	12 Austin St Newstead	15-Mar-06	511	\$730,000	\$510,000
1000/15-5810/00	9 Byres St Newstead	10-Mar-06	341	\$715,000	\$350,000
1000/01-5399/2000000	27 Byron St Bulimba	03-Mar-06	1003	\$1,750,000	\$1,100,000
1000/01-5399/2500000	25 Byron St Bulimba	03-Mar-06	988	\$1,750,000	\$1,100,000
1000/07-710	20-22 Mungala St Wynnum	01-Mar-06	1012	\$447,500	\$332,500
1000/15-5890/00	30 Murray St Bowen hills	24-Feb-06	833	\$1,100,000	\$550,000
1000/15-6424/0	21 Prospect St Fortitude valley	23-Dec-05	197	\$528,000	\$275,000
1000/15-5903/0000000	1 Thompson St Bowen hills	05-Dec-05	405	\$450,000	\$310,000
1000/07-	12 Thorne St Wynnum	28-Oct-05	405	\$225,000	\$130,000
1000/07-	12 Thorne St Wynnum	28-Oct-05	405	\$200,000	\$130,000
1000/10-9500/0000000	33 Kate St Kedron	22-Sep-05	607	\$400,000	\$116,000
1000/15-5815/0000000	6 Byres St Newstead	29-Aug-05	341	\$618,000	\$350,000
1000/07-8554/07	4 North Rd Wynnum west	03-Aug-05	1012	\$370,000	\$240,000
1000/10-9497/0000000	39 Kate St Kedron	25-Jul-05	602	\$275,000	\$185,000
1000/11-3697/5000000	119 Connaught St Sandgate	08-Jul-05	759	\$275,000	\$89,000
1000/18-6536/0000000	554 Seventeen mile rocks Rd Sinnamon park	22-Apr-05	23330	\$1,210,000	\$550,000
1000/18-2199/0	528 Sherwood Rd Sherwood	15-Mar-05	1429	\$567,000	\$235,000
1000/01-7036	141 Lindum Rd Hemmant	09-Nov-04	1327	\$316,000	\$310,000
1000/20-23255/605	17 Rosa Pl Richlands	02-Aug-04	1734	\$267,036	\$232,500
1000/15-6173/0	190 Montpelier Rd Bowen Hills	13-Oct-03	1176	\$1,310,000	\$900,000
1000/13-10040/1500000	6 Huntington Pl Banyo	06-Oct-05	5547	\$1,320,000	\$295,000
1000/15-5985/1000000	192 Abbotsford Rd Bowen hills	31-Jan-06	1209	\$680,000	\$590,000
1000/20-381/2000000	115 Muriel Av Moorooka	05-Aug-05	2440	\$935,054	\$330,000
1000/15-5975/0000000	154 Abbotsford Rd Bowen hills	26-Jul-05	334	\$345,000	\$215,000
1000/15-6030/0000000	121 Abbotsford Rd Bowen hills	30-Mar-05	1223	\$640,000	\$540,000
1000/20-2232/0000000	57 Mortimer Rd Acacia ridge	04-Jul-05	12310	\$2,300,000	\$810,000
1000/15-5765/0000000	22 Maud St Newstead	21-Sep-05	607	\$860,000	\$510,000
1000/20-24238/3920000	20 Gardens Dve Willawong	14-Jun-05	3994	\$800,000	\$310,000
1000/20-24238/3950000	111 Gardens Dve Willawong	09-Jun-05	2471	\$572,000	\$217,500
1000/20-24225/0000000	Paradise Rd Larapinta	23-Dec-05	5623	\$1,457,973	\$420,000
1000/20-24225/2	20 Distribution St Larapinta	23-Dec-05	53800	\$13,427,000	\$2,250,000
1000/06-	2472 Logan Rd Eight mile plains	10-Nov-05	9938	\$1,749,088	\$1,200,000
1000/06-4913/00	7 Brandl St Eight mile plains	20-Sep-05	7526	\$1,490,500	\$830,000
1000/18-12312/8000000 11964/0000000	3076 Ipswich Rd 907 Boundary Rd 1040 Boundary Rd Wacol	24-May-05	836920	\$52,921,721	\$30,000,000
1000/06-121/1000000	2472 Logan Rd Eight mile plains	15-Apr-05	3700	\$651,200	\$520,000
1000/01-8105/0280000 8105/0270000	47 Southgate Av 41 Southgate Av Cannon hill	18-Mar-05	6165	\$1,048,872	\$820,000
1000/06-4913/035	60 Brandl St Eight mile plains	09-Nov-04	3543	\$517,000	\$440,000
1000/06-4913/0206	31 Mckechnie Dve Eight mile plains	20-Aug-04	2620	\$840,000	\$340,000
1000/20-24225/3	58 Logistics Place Larapinta	09-Jul-04	250900	\$20,209,200	\$8,000,000

SECTION 8.0 APPENDICES

- *Copy of unders and overs report with appropriate valuer's comments.*
- *Copy of checked unvalued properties report with appropriate valuer's comments.*

Released by DNRM under RTI Act 2009



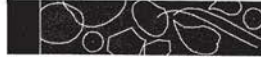
Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *Bushy*... *Dumco of Stephens*.

Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow

Sch4p4(6) Personal information

Signed...
Date... 03/03/07...
Name... DENIS RYANOS (Valuer)

Sch4p4(6) Personal information

Witness...
Date... 5/3/07...



Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *(Brisbane City) (GMA 98)*

Signed Sch 4p4(6) Personal information

Witness Sch 4p4(6) Personal information

Date... *5/3/2007* ✓

Date... *5/3/2007*

Name... *ALAN KIRBY*.....(Valuer)



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qvale Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of..... BRISBANE CBD (SMA 98)

Signature..... (6) Personal information

Signature..... (6) Personal information

Date..... 5/3/2007

Date..... 5/3/07 ✓

Name..... BEN HART (Valuer)



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis/CIM**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of.. 1000115 ~~Baselane~~ ~~SM 50, 54, 8 & 98~~

Sch4p4(6) Personal information

Date.. 5/2/2007...

Name.. Gaven Ooi.....(Valuer)

Witness Sch4p4(6) Personal information

Date.....

05/03/07



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s. Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *Burton Division of Brisbane*



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow.

Signed.....

Witness.....

Date.....

Date.....

Name Andrew Brown (Valuer)

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of Buranda.....



Natural Resources,
Mines and Water



Managing Queensland's natural resources for today and tomorrow

Sch4p4(6) Personal information
Signed
Date... 6/3/07
Name... Ross Palmer (Valuer)

Sch4p4(6) Personal information
Witness...
Date... 06/02/07

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of.....South Brisbane.....



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow

Signed, Sch4p4(6) Personal information

Sch4p4(6) Personal information
Witness

Date.....05/03/2007...✓.....

Date.....

Name...Arend Van Hees.....(Valuer)

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s. Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Areas of 1000/08, 1000/10, 1000/11, 1000/13, 1000/19



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow

Sch4p4(6) Personal information

Signed.....

Date: 5th March 2007 ✓

Name: Mark Olive

Sch4p4(6) Personal information

Witness..

Date..... 5/3/2007 .

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.** *SVS SALES.*
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcale Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required *MAP INFO.*
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... *THE SCV...*

<i>004</i>	<i>ITHALA</i>	<i>- COMMERCIAL + INDUSTRIAL.</i>	
<i>012</i>	<i>THANVA</i>	<i>"</i>	<i>"</i>
<i>014</i>	<i>TOOWANK</i>	<i>"</i>	<i>"</i>
<i>016</i>	<i>SNOUTERA</i>	<i>"</i>	<i>"</i>
<i>017</i>	<i>MOBBILL</i>	<i>"</i>	<i>"</i>



Natural Resources,
Mines and Water



Managing Queensland's natural resources ... for today and tomorrow

Signed..... Sch4p4(6) Personal information ..

Date... 5/3/2007

Name... ANTHONY WENGER (Valuer)

Sch4p4(6) Personal information
Witness.. ..

Date..... 15/3/2007

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of.....*Sherwood and Yeerongpilly (Commercial and Industrial)*

Sch4p4(6) Personal information

Signed.....
Date.....*5-3-2007*
Name.....*Scott Landwehr*.....(Valuer)

Sch4p4(6) Personal information
Witness.....

Date.....*05/03/07*



Certification of Completion of all Steps in the Annual Valuation Process

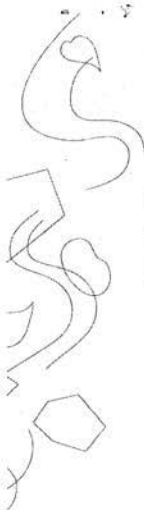
This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, Inputting **factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s.Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... **BALMOKAL (1000/01)** ;
BELMONT (1000/02) ; **COORPAROO (1000/03)** ; **TINGALPA (1000/06)** ;
WYNNUM (1000/07) COMMERCIAL PROPERTIES.

Sch4p4(6) Personal information

5.2.2007



Natural Resources,
Mines and Water



Managing Queensland's natural resources for today and tomorrow

Sch4p4(6) Personal information

Signed.

Date... 5.3.2007

Name... M. DE LONGUE, (Valuer)

Sch4p4(6) Personal information

Witness...

Date... 07/03/07

Released by DNRM under RTI Act 2009



Certification of Completion of all Steps in the Annual Valuation Process

This certification is to be completed and signed by all staff participating in the revaluation of an area by ticking/crossing applicable components and appending to the basis document for that area.

- Completing **sales inspection, analysis, and scheduling** in the appropriate format(s). (See s. 4, *Critical steps*)
- Consulting with fellow valuers, both within and external to the local office, to **address likely boundary and/or land use relativities** issues arising from the revaluation.
- Consulting** with various industry groups and/or valuation consultative groups, as required.
- Developing a schedule that outlines the **proposed factors** for sub-market areas (SMAs), categories and exceptions, as identified. (See s. 4, *Critical steps*)
- Identifying and prioritising the **valuation issues** contained in the Issues Schedule and/or within local office and valuer files/records which are to be addressed in the revaluation process.
- revaluation schedule.**
- Reviewing** the existing SMAs and categories within QVAS, **inputting factors and formulas** into QVAS, as approved by SCV.
- Updating of **Qcalc Basis**
- Run **Predicted Valuation** reports and prepare **mapping** (electronic or hard copy) as required
- Checking** predicted values.
- Doing **inspections** and addressing **prioritised valuation issues.**
- Completing **manual valuations** in MASS.
- Running and checking** Missing Number, Under and Overs and Valuation Changes reports.
- Preparing the **basis document** in the approved format.
- Valuer **providing market data** for the press release and MP letter/s. Meeting with the SCV to get approval for the **proposed**

I certify that I have completed the annual valuation that I am responsible for including all of the above steps in the Local Government Area of... Br. Sbane.....



Natural Resources,
Mines and Water



Managing Queensland's natural resources for today and tomorrow

Sch4p4(6) Personal information

Signed.....
Date. 5/3/07
Name. Scott Taylor.....(Valuer)

Sch4p4(6) Personal information

Witness...
Date. [Signature]

Released by DNRM under RTI Act 2009