

Valuation 30/06/2011 \$1,500,000 on Property ISS 40936279

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Appeal

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (19) APPEAL DECISION - ANNUAL VALUATION

S.29A Reason :

Date of Issue : 29/03/2012

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 13325593638

Unadjusted Value : \$1,500,000

DSI Total :

Value : \$1,500,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142-144 RP12103:PAR SOUTH BRISBANE

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Edit Calc](#) [Copy Calc](#) Finalised Yes Complex No [View Change History](#)

Property Id : 40936279 View Property	Calc LG/Div : 1000/04 01/10/2011 View Settings
Walk The Road : 3415	Primary L/U : (1) VACANT URBAN LAND
Property Area : 1215 M2	As Valued L/U : (250) MULTI UNIT
Address : 3A ROSEBERY ST, HIGHGATE HILL QLD 4101	Indic. Planning : RESIDENTIAL B R4
RPD : L142-144 RP12103:PAR SOUTH BRISBANE	SMA : (20) SOUTH BRISBANE TWENTY
Owner : <input type="text" value="§ 73 Irrelevant information"/>	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : VANHEES_AB
Calc Notes : Transferred from Basis Group MUL Market Area EAST_BRIS/MULTI on 21/11/2014	
Valuer Notes : -	

Net Rate Calculator [show](#)

Classifications And Allowances						<input type="radio"/> Auto Size	<input type="radio"/> Manual Size	<input checked="" type="radio"/> Size N/A
	Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view	PRIME(M2)	1,215	LAND AREA	\$1,382.85	\$0.00	\$1,680,163	\$1,680,163	\$1,382.85
						Total Net Value :	\$1,680,163	\$1,382.85
						Rounded Total :	\$1,700,000	\$1,399.18
						Valuation Amount :	\$1,700,000	\$1,399.18

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$1,700,000 CALC on Property ISS 40936279

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Delay Execution No

[Administration](#) [Valuation](#)

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 28/03/2012

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 51058303971

Unadjusted Value : \$1,700,000

DSI Total :

Value : \$1,700,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142-144 RP12103:PAR SOUTH BRISBANE

Released by DNRM RTI Act 2009

Valuation 30/03/2012 \$1,200,000 on Property ISS 41112497

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Delay Execution No ▼

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Administration

Date of Effect : 30/03/2012

Date of Valuation : 01/10/2010

Section Code : (02) SEPARATE VALUATION DUE TO SALE

S.29A Reason :

Date of Issue : 20/06/2012

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : Yes

Valuation Reference : 58094192613

Unadjusted Value : \$1,200,000

DSI Total :

Value : \$1,200,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142-143 RP12103:PAR SOUTH BRISBANE

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$1,300,000 on Property ISS 41112497

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[Create Objection](#) [Matching Property Version](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (02) SEPARATE VALUATION DUE TO SALE

S.29A Reason :

Date of Issue : 20/06/2012

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : Yes

Valuation Reference : 57926420450

Unadjusted Value : \$1,300,000

DSI Total :

Value : \$1,300,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142-143 RP12103:PAR SOUTH BRISBANE

Released by DNRM RTI Act 2009

Valuation 02/10/2013 \$690,000 on Property ISS 41179953

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Matching Property Version](#)

Delay Execution No

[Administration](#) [Valuation](#)

Administration

Date of Effect : 02/10/2013 Date of Valuation : 01/10/2012
Section Code : (02) SEPARATE VALUATION DUE TO SALE
S.29A Reason :
Valuation Method : (SV) SITE VALUE Date of Issue : 06/11/2013

Valuation

Valuer : VANHEES_AB Approved : Yes Valuation Reference : 08861342758
Unadjusted Value : \$690,000 DSI Total : Value : \$690,000
Offset Difference : Offset Multiplier : Offset Amount :

Notes :

RPD : L142 RP12103

Released by DNRM RTI Act 2009

Valuation 02/10/2013 \$690,000 on Property ISS 41179954

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Matching Property Version](#)

Delay Execution No

[Administration](#) [Valuation](#)

Administration

Date of Effect : 02/10/2013 Date of Valuation : 01/10/2012
Section Code : (02) SEPARATE VALUATION DUE TO SALE
S.29A Reason :
Valuation Method : (SV) SITE VALUE Date of Issue : 06/11/2013

Valuation

Valuer : VANHEES_AB Approved : Yes Valuation Reference : 08693570596
Unadjusted Value : \$690,000 DSI Total : Value : \$690,000
Offset Difference : Offset Multiplier : Offset Amount :

Notes :

RPD : L143 RP12103

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$1,300,000 on Property ISS 41112497

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Delay Execution ▼

▼

Administration

Date of Effect : 30/06/2013

Date of Valuation : 01/10/2012

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 20/03/2013

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 58442173417

Unadjusted Value : \$1,300,000

DSI Total :

Value : \$1,300,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142-143 RP12103:PAR SOUTH BRISBANE

Valuation 30/06/2014 \$760,000 on Property ISS 41179953

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Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 12/03/2014

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 13486883876

Unadjusted Value : \$760,000

DSI Total :

Value : \$760,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142 RP12103

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$760,000 on Property ISS 41179954

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Delay Execution No ▼

Create Objection

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 12/03/2014

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 13654656035

Unadjusted Value : \$760,000

DSI Total :

Value : \$760,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L143 RP12103

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$800,000 on Property ISS 41179953

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 04/03/2015

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 59146572773

Unadjusted Value : \$800,000

DSI Total :

Value : \$800,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142 RP12103

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$800,000 on Property ISS 41179954

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[Create Objection](#) [Add Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 02/03/2016

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 14171217952

Unadjusted Value : \$800,000

DSI Total :

Value : \$800,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L143 RP12103

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$800,000 on Property ISS 41179953

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Delay Execution No ▼

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 02/03/2016

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 14003445799

Unadjusted Value : \$800,000

DSI Total :

Value : \$800,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L142 RP12103

Released by DNRM RTI Act 2009

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

THE INFORMATION CONTAINED IN THIS REPORT INCORPORATES DATA OBTAINED FROM EXTERNAL & INTERNAL SOURCES OF THIS DEPARTMENT. WHILST SOME VERIFICATION OCCURS AT THE TIME OF PROCESSING, THE DEPARTMENT IS UNABLE TO GUARANTEE THE ACCURACY OF SUCH INFORMATION. THEREFORE, ANY PERSON PURCHASING THIS REPORT SHOULD CONDUCT THEIR OWN INVESTIGATION & ANALYSIS OF THE INFORMATION AND DETERMINE ITS SUITABILITY FOR THEIR PURPOSE. INFORMATION DERIVED FROM THIS REPORT IS NOT TO BE USED FOR DIRECT MARKETING PURPOSES.

Property Status: Active**District:** BRISBANE**Office:** BNE:BRISBANE**LG/Div:** 1000/04 BCC-SOUTH BRISBANE**Property ID:** 41179953**WTR:** 3415/3**Previous Ref:** 41112497**Property Name:****Property Addr:** 3A ROSEBERY ST, HIGHGATE HILL QLD 4101**Owner (VOLA):** s.73 Irrelevant information**Service Addr:****Others:** N**RPD:** L142 RP12103**Area/Vol:** 405 M2**Indicative Planning:** 5 RESIDENTIAL B R4**Primary Land Use:** 2 SINGLE UNIT DWELLING**Secondary Land Use:** 0 NONE**Property Type:** ISSUING**Property Tenure:** FREEHOLD**Property Valuation Method:** NON-RURAL**VALUATION INFORMATION****ISSUING** SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$800,000 **S/C:** 21 **D/Issue:** 02/03/2016**GENERAL PROPERTY INFORMATION****Contamination:** N**Business:** N**No Water:** N**Heritage Listed:** N**Benchmark Property:** N**No Sewerage:** N**Easement Effect:** N**Manual Adj at Reval:** N**Time Share:** N**As Valued Land Use:** 150 RESIDENTIAL**SMA:** 103 HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL**Sale Date:** 28/04/2015**Sale Price:** \$2,650,500**Sale Type:** NORMAL SALE**Subleased:** N**General Notes:****Valuer Notes:**

Number of Records Printed: 1

End of Report

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active

District: BRISBANE

Office: BNE:BRISBANE

LG/Div: 1000/04 BCC-SOUTH BRISBANE

Property ID: 41179954

WTR: 3415

Previous Ref: 41112497

Property Name:
Property Addr: 3A ROSEBERY ST, HIGHGATE HILL QLD 4101

Owner (VOLA): s.73 Irrelevant information

Service Addr:
Others: N

RPD: L143 RP12103

Area/Vol: 405 M2

Indicative Planning: 5 RESIDENTIAL B R4

Primary Land Use: 2 SINGLE UNIT DWELLING

Secondary Land Use: 0 NONE

Property Type: ISSUING

Property Tenure: FREEHOLD

Property Valuation Method: NON-RURAL

VALUATION INFORMATION
ISSUING SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$800,000 **S/C:** 21 **D/Issue:** 02/03/2016

GENERAL PROPERTY INFORMATION
Contamination: N

Business: N

No Water: N

Heritage Listed: N

Benchmark Property: N

No Sewerage: N

Easement Effect: N

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 150 RESIDENTIAL

SMA: 103 HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL

Sale Date: 23/12/2014

Sale Price: \$2,645,000

Sale Type: NORMAL SALE

Subleased: N

General Notes:
Valuer Notes:

Number of Records Printed: 1

End of Report

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Cancelled

District: BRISBANE

Office: BNE:BRISBANE

LG/Div: 1000/04 BCC-SOUTH BRISBANE

Property ID: 41112497

WTR: 3415

Previous Ref: 40936279

Property Name:

Property Addr: 3A ROSEBERY ST, HIGHGATE HILL QLD 4101

Owner (VOLA): s.73 Irrelevant information

Service Addr:

Others: N

RPD: L142-143 RP12103:PAR SOUTH BRISBANE

Area/Vol: 810 M2

Indicative Planning: 5 RESIDENTIAL B R4

Primary Land Use: 1 VACANT URBAN LAND

Secondary Land Use: 0 NONE

Property Type: ISSUING

Property Tenure: FREEHOLD

Property Valuation Method: NON-RURAL

VALUATION INFORMATION

ISSUING SV **D/Effect:** 30/06/2013 **D/Valn:** 01/10/2012 **Value:** \$1,300,000 **S/C:** 21 **D/Issue:** 20/03/2013

GENERAL PROPERTY INFORMATION

Contamination: N

Business: N

No Water: N

Heritage Listed: N

Benchmark Property: N

No Sewerage: N

Easement Effect: N

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 150 RESIDENTIAL

SMA: 103 HIGHGATE HILL & SOUTH BRISBANE RESIDENTIAL

Sale Date: 20/03/2012

Sale Price: \$1,420,000

Sale Type: NORMAL SALE

Subleased: N

General Notes:

Valuer Notes:

Number of Records Printed: 1

End of Report

Valuation 30/06/2011 \$730,000 on Property ISS 1112098

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Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 03/05/2011

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 50471779813

Unadjusted Value : \$730,000

DSI Total :

Value : \$730,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L6 RP48922

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$730,000 on Property ISS 1112098

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Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 28/03/2012

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 65838638054

Unadjusted Value : \$730,000

DSI Total :

Value : \$730,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L6 RP48922

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$730,000 on Property ISS 1112098

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2013

Date of Valuation : 01/10/2012

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 20/03/2013

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 59801390056

Unadjusted Value : \$730,000

DSI Total :

Value : \$730,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L6 RP48922

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$730,000 on Property ISS 1112098

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Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 12/03/2014

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 06591185959

Unadjusted Value : \$730,000

DSI Total :

Value : \$730,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L6 RP48922

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$800,000 on Property ISS 1112098

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Delay Execution No ▼

Create Objection

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 04/03/2015

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 55640396778

Unadjusted Value : \$800,000

DSI Total :

Value : \$800,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L6 RP48922

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$840,000 on Property ISS 1112098

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Add Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 02/03/2016

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 69903569892

Unadjusted Value : \$840,000

DSI Total :

Value : \$840,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L6 RP48922

Released by DNRM RTI Act 2009

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active

District: BRISBANE

Office: BNE:BRISBANE

LG/Div: 1000/04 BCC-SOUTH BRISBANE

Property ID: 1112098

WTR: 1829

Previous Ref: NA

Property Name:
Property Addr: 5 DRURY ST, WEST END QLD 4101

Owner (VOLA): s.73 Irrelevant information

Service Addr:
Others: N

RPD: L6 RP48922

Area/Vol: 607 M2

Indicative Planning: 5 RESIDENTIAL B R4

Primary Land Use: 2 SINGLE UNIT DWELLING

Property Type: ISSUING

Property Tenure: FREEHOLD

Secondary Land Use: 98 EXCLUSIVE USE AS SINGLE DWELLING OR FARMING

Property Valuation Method: NON-RURAL

VALUATION INFORMATION
ISSUING SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$840,000 **S/C:** 21 **D/Issue:** 02/03/2016

GENERAL PROPERTY INFORMATION
Contamination: N

Business: N

No Water: N

Heritage Listed: N

Benchmark Property: N

No Sewerage: N

Easement Effect: N

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 150 RESIDENTIAL

Highest & Best Land Use: 150 RESIDENTIAL

SMA: 101 WEST END RESIDENTIAL

Sale Date: 18/11/2010

Sale Price: \$890,000

Sale Type: NORMAL SALE

Subleased: N

General Notes:
Valuer Notes:

Number of Records Printed: 1

End of Report

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 1113492 | [View Property](#)
 Walk The Road : 2965
 Property Area : 809 M2
 Address : 29 BRISTOL ST, WEST END QLD 4101
 RPD : L1-4 GTP103476
 Owner : BODY CORPORATE FOR 'BRISTOL MEWS' COMMUNITY TITLES SCHEME 22976
 PVM : NON-RURAL
 Calc Notes : Transferred from Basis Group MUL Market Area EAST_BRIS/MULTI on 21/11/2014
 Valuer Notes : -

Calc LG/Div : 1000/04 01/10/2010 | [View Settings](#)
 Primary L/U : (9) GROUP TITLE (PRIMARY USE ONLY)
 As Valued L/U : (250) MULTI UNIT
 Indic. Planning : RESIDENTIAL B R3
 SMA : (201) WEST END MULTI-RESIDENTIAL
 Calc Stratification : NONE Exclude from stratification factoring
 Valuer : KELLYM1

Net Rate Calculator [show](#)

Classifications And Allowances

Auto Size Manual Size Size N/A

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view PRIME(M2)	809	LAND AREA	\$1,064.70	\$0.00	\$861,342	\$861,342	\$1,064.70
Total Net Value :						\$861,342	\$1,064.70
Rounded Total :						\$860,000	\$1,063.04
Valuation Amount :						\$860,000	\$1,063.04

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2011 \$860,000 CALC on Property ISS 1113492

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

▼ [Administration](#) ▼ [Valuation](#)

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 03/05/2011

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : KELLYM1

Approved : No

Valuation Reference : 00705902111

Unadjusted Value : \$860,000

DSI Total :

Value : \$860,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 GTP103476

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 1113492 View Property	Calc LG/Div : 1000/04 01/10/2011 View Settings
Walk The Road : 2965	Primary L/U : (9) GROUP TITLE (PRIMARY USE ONLY)
Property Area : 809 M2	As Valued L/U : (250) MULTI UNIT
Address : 29 BRISTOL ST, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-4 GTP103476	SMA : (201) WEST END MULTI-RESIDENTIAL
Owner : BODY CORPORATE FOR 'BRISTOL MEWS' COMMUNITY TITLES SCHEME 22976	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : VANHEES_AB
Calc Notes : Transferred from Basis Group MUL Market Area EAST_BRIS/MULTI on 21/11/2014	
Valuer Notes : -	

[Net Rate Calculator show](#)

Classifications And Allowances							Auto Size	Manual Size	Size N/A
Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2		
view PRIME(M2)	809	LAND AREA	\$1,064.70	\$0.00	\$861,342	\$861,342			
Total Net Value :						\$861,342			
Rounded Total :						\$860,000	\$1,063.04		
Valuation Amount :						\$860,000	\$1,063.04		

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$860,000 CALC on Property ISS 1113492

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2012 Date of Valuation : 01/10/2011
Section Code : (21) ANNUAL VALUATION
S.29A Reason :
Valuation Method : (SV) SITE VALUE Date of Issue : 28/03/2012

Valuation

Valuer : HARTB Approved : No Valuation Reference : 65668244456
Unadjusted Value : \$860,000 DSI Total : Value : \$860,000
Offset Difference : Offset Multiplier : Offset Amount :

Notes :

RPD : L1-4 GTP103476

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 1113492 View Property	Calc LG/Div : 1000/04 01/10/2012 View Settings
Walk The Road : 2965	Primary L/U : (9) GROUP TITLE (PRIMARY USE ONLY)
Property Area : 809 M2	As Valued L/U : (250) MULTI UNIT
Address : 29 BRISTOL ST, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-4 GTP103476	SMA : (201) WEST END MULTI-RESIDENTIAL
Owner : BODY CORPORATE FOR 'BRISTOL MEWS' COMMUNITY TITLES SCHEME 22976	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : HARTB
Calc Notes : Transferred from Basis Group MUL Market Area EAST_BRIS/MULTI on 21/11/2014	
Valuer Notes : -	

Net Rate Calculator [show](#)

Classifications And Allowances

Auto Size Manual Size Size N/A

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view PRIME(M2)	809	LAND AREA	\$1,064.70	\$0.00	\$861,342	\$861,342	\$1,064.70

Total Net Value : \$861,342

Valuation Override Value :

Rounded Total : \$860,000
Valuation Amount : \$860,000

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$860,000 CALC on Property ISS 1113492

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

Administration Valuation

Administration

Date of Effect : 30/06/2013 Date of Valuation : 01/10/2012
Section Code : (21) ANNUAL VALUATION
S.29A Reason :
Valuation Method : (SV) SITE VALUE Date of Issue : 20/03/2013

Valuation

Valuer : HARTB Approved : No Valuation Reference : 60134312936
Unadjusted Value : \$860,000 DSI Total : Value : \$860,000
Offset Difference : Offset Multiplier : Offset Amount :

Notes :

RPD : L1-4 GTP103476

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$950,000 on Property ISS 1113492

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

↓ Administration ↓ Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 12/03/2014

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 05587174434

Unadjusted Value : \$950,000

DSI Total :

Value : \$950,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 GTP103476

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$990,000 on Property ISS 1113492

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Delay Execution No ▼

Create Objection

↓ Administration

↓ Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 04/03/2015

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 57818813414

Unadjusted Value : \$990,000

DSI Total :

Value : \$990,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 GTP103476

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$1,100,000 on Property ISS 1113492

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Add Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 02/03/2016

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 20364369957

Unadjusted Value : \$1,100,000

DSI Total :

Value : \$1,100,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 GTP103476

Released by DNRM RTI Act 2009

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active

District: BRISBANE

Office: BNE:BRISBANE

LG/Div: 1000/04 BCC-SOUTH BRISBANE

Property ID: 1113492

WTR: 2965

Previous Ref: NA

Property Name:
Property Addr: 29 BRISTOL ST, WEST END QLD 4101

Owner (VOLA): BODY CORPORATE FOR 'BRISTOL MEWS' COMMUNITY TITLES SCHEME 22976

Service Addr: team@capitolbca.com.au

Others: N

RPD: L1-4 GTP103476

Area/Vol: 809 M2

Indicative Planning: 4 RESIDENTIAL B R3

Primary Land Use: 9 GROUP TITLE (PRIMARY USE ONLY)

Secondary Land Use: 0 NONE

Property Type: ISSUING

Property Tenure: FREEHOLD

Property Valuation Method: NON-RURAL

VALUATION INFORMATION
ISSUING SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$1,100,000 **S/C:** 21 **D/Issue:** 02/03/2016

GENERAL PROPERTY INFORMATION
Contamination: N

Business: N

No Water: N

Heritage Listed: N

Benchmark Property: N

No Sewerage: N

Easement Effect: N

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 250 MULTI UNIT

SMA: 201 WEST END MULTI-RESIDENTIAL

Sale Date:
Sale Price: \$0

Sale Type: NONE

Subleased: N

ASSOCIATED PROPERTIES: 1290276 1290277 1290278 1290279

General Notes: RPD on IVAS at Conversion -L1-4/GTP103476(L114/RP893639):PAR SOUTH BRISBANE

Valuer Notes:

Number of Records Printed: 1

End of Report

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | Finalised Yes | Complex No | [View Change History](#)

Property Id : 1113491 <input type="button" value="View Property"/>	Calc LG/Div : 1000/04 01/10/2010 <input type="button" value="View Settings"/>
Walk The Road : 2964	Primary L/U : (8) BUILDING UNITS (PRIMARY USE ONLY)
Property Area : 809 M2	As Valued L/U : (250) MULTI UNIT
Address : 31 BRISTOL ST, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-4 BUP106432	SMA : (201) WEST END MULTI-RESIDENTIAL
Owner : BODY CORPORATE FOR 'BRISTOL PLACE' COMMUNITY TITLES SCHEME 24345	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : KELLYM1
Calc Notes : Transferred from Basis Group MUL Market Area EAST_BRIS/MULTI on 21/11/2014	
Valuer Notes : -	

Net Rate Calculator

Classifications And Allowances

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view PRIME(M2)	809	LAND AREA	\$1,064.70	\$0.00	\$861,342	\$861,342	\$1,064.70
Total Net Value :						\$861,342	\$1,064.70
Rounded Total :						\$860,000	\$1,063.04
Valuation Amount :						\$860,000	\$1,063.04

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2011 \$860,000 CALC on Property ISS 1113491

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No

[Administration](#) [Valuation](#)

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 03/05/2011

Valuation

Valuer : KELLYM1

Approved : No

Valuation Reference : 00538129952

Unadjusted Value : \$860,000

DSI Total :

Value : \$860,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 BUP106432

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 1113491 View Property	Calc LG/Div : 1000/04 01/10/2011 View Settings
Walk The Road : 2964	Primary L/U : (8) BUILDING UNITS (PRIMARY USE ONLY)
Property Area : 809 M2	As Valued L/U : (250) MULTI UNIT
Address : 31 BRISTOL ST, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-4 BUP106432	SMA : (201) WEST END MULTI-RESIDENTIAL
Owner : BODY CORPORATE FOR 'BRISTOL PLACE' COMMUNITY TITLES SCHEME 24345	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : VANHEES_AB
Calc Notes : Transferred from Basis Group MUL Market Area EAST_BRIS/MULTI on 21/11/2014	
Valuer Notes : -	

[Net Rate Calculator show](#)

Classifications And Allowances

Auto Size Manual Size Size N/A

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view PRIME(M2)	809	LAND AREA	\$1,064.70	\$0.00	\$861,342	\$861,342	\$1,064.70
					Total Net Value :	\$861,342	\$1,064.70
					Rounded Total :	\$860,000	\$1,063.04
					Valuation Amount :	\$860,000	\$1,063.04

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$860,000 CALC on Property ISS 1113491

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 28/03/2012

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 65836016618

Unadjusted Value : \$860,000

DSI Total :

Value : \$860,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1.4 BUP106432

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised](#) [Yes](#) | [Complex](#) [No](#) | [View Change History](#)

Property Id : 1113491 View Property	Calc LG/Div : 1000/04 01/10/2012 View Settings
Walk The Road : 2964	Primary L/U : (8) BUILDING UNITS (PRIMARY USE ONLY)
Property Area : 809 M2	As Valued L/U : (250) MULTI UNIT
Address : 31 BRISTOL ST, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-4 BUP106432	SMA : (201) WEST END MULTI-RESIDENTIAL
Owner : BODY CORPORATE FOR 'BRISTOL PLACE' COMMUNITY TITLES SCHEME 24345	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : HARTB
Calc Notes : Transferred from Basis Group MUL Market Area EAST_BRIS/MULTI on 21/11/2014	
Valuer Notes : -	

Net Rate Calculator [show](#)

Classifications And Allowances							Auto Size	Manual Size	Size N/A
Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2		
view PRIME(M2)	809	LAND AREA	\$1,064.70	\$0.00	\$861,342	\$861,342			
Total Net Value :						\$861,342			
Rounded Total :						\$860,000	\$1,063.04		
Valuation Amount :						\$860,000	\$1,063.04		

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$950,000 on Property ISS 1113491

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 12/03/2014

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 05419402278

Unadjusted Value : \$950,000

DSI Total :

Value : \$950,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 BUP106432

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$990,000 on Property ISS 1113491

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 04/03/2015

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 57986585571

Unadjusted Value : \$990,000

DSI Total :

Value : \$990,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 BUP106432

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$1,100,000 on Property ISS 1113491

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Add Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 02/03/2016

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 20196597795

Unadjusted Value : \$1,100,000

DSI Total :

Value : \$1,100,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-4 BUP106432

Released by DNRM RTI Act 2009

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active

District: BRISBANE

Office: BNE:BRISBANE

LG/Div: 1000/04 BCC-SOUTH BRISBANE

Property ID: 1113491

WTR: 2964

Previous Ref: NA

Property Name:
Property Addr: 31 BRISTOL ST, WEST END QLD 4101

Owner (VOLA): BODY CORPORATE FOR 'BRISTOL PLACE' COMMUNITY TITLES SCHEME 24345

Service Addr: 31 BRISTOL ST, WEST END, QLD 4101

Others: N

RPD: L1-4 BUP106432

Area/Vol: 809 M2

Indicative Planning: 4 RESIDENTIAL B R3

Primary Land Use: 8 BUILDING UNITS (PRIMARY USE ONLY)

Secondary Land Use: 0 NONE

Property Type: ISSUING

Property Tenure: FREEHOLD

Property Valuation Method: NON-RURAL

VALUATION INFORMATION
ISSUING SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$1,100,000 **S/C:** 21 **D/Issue:** 02/03/2016

GENERAL PROPERTY INFORMATION
Contamination: N

Business: N

No Water: N

Heritage Listed: N

Benchmark Property: N

No Sewerage: N

Easement Effect: N

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 250 MULTI UNIT

SMA: 201 WEST END MULTI-RESIDENTIAL

Sale Date: 10/10/1996

Sale Price: \$320,000

Sale Type: NORMAL SALE

Subleased: N

ASSOCIATED PROPERTIES: 1300556 1300557 1300558 1300559

General Notes: RPD on IVAS at Conversion -L1-4/BUP106432(L1/RP118052):PAR SOUTH BRISBANE

Valuer Notes:

Number of Records Printed: 1

End of Report

Valuation 30/06/2011 \$955,000 on Property ISS 1113490

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Delay Execution No ▼

Create Objection

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 03/05/2011

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 00370357797

Unadjusted Value : \$955,000

DSI Total :

Value : \$955,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L97-98 RP11236

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$955,000 on Property ISS 1113490

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Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 28/03/2012

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 66003788772

Unadjusted Value : \$955,000

DSI Total :

Value : \$955,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L97-98 RP11236

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$950,000 on Property ISS 1113490

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2013

Date of Valuation : 01/10/2012

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 20/03/2013

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 60469857256

Unadjusted Value : \$950,000

DSI Total :

Value : \$950,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L97-98 RP11236

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$950,000 on Property ISS 1113490

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 12/03/2014

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 05251630112

Unadjusted Value : \$950,000

DSI Total :

Value : \$950,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L97-98 RP11236

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$990,000 on Property ISS 1113490

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Delay Execution No ▼

Create Objection

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 04/03/2015

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 58154357730

Unadjusted Value : \$990,000

DSI Total :

Value : \$990,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L97-98 RP11236

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$1,050,000 on Property ISS 1113490

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[Create Objection](#) [Add Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 02/03/2016

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 20028825638

Unadjusted Value : \$1,050,000

DSI Total :

Value : \$1,050,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L97-98 RP11236

Released by DNRM RTI Act 2009

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Property Status: Active**District:** BRISBANE**Office:** BNE:BRISBANE**LG/Div:** 1000/04 BCC-SOUTH BRISBANE**Property ID:** 1113490**WTR:** 2963**Previous Ref:** NA**Property Name:****Property Addr:** 35 BRISTOL ST, WEST END QLD 4101**Owner (VOLA):** s.73 Irrelevant information**Service Addr:****Others:** N**RPD:** L97-98 RP11236**Area/Vol:** 810 M2**Indicative Planning:** 4 RESIDENTIAL B R3**Primary Land Use:** 2 SINGLE UNIT DWELLING**Secondary Land Use:** 98 EXCLUSIVE USE AS SINGLE DWELLING OR FARMING**Property Type:** ISSUING**Property Tenure:** FREEHOLD**Property Valuation Method:** NON-RURAL**VALUATION INFORMATION****ISSUING** SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$1,050,000 **S/C:** 21 **D/Issue:** 02/03/2016**GENERAL PROPERTY INFORMATION****Contamination:** N**Business:** N**No Water:** N**Heritage Listed:** N**Benchmark Property:** N**No Sewerage:** N**Easement Effect:** N**Manual Adj at Reval:** N**Time Share:** N**As Valued Land Use:** 150 RESIDENTIAL**Highest & Best Land Use:** 150 RESIDENTIAL**SMA:** 101 WEST END RESIDENTIAL**Sale Date:** 12/05/2011**Sale Price:** \$1,150,000**Sale Type:** NORMAL SALE**Subleased:** N**General Notes:****Valuer Notes:**

Number of Records Printed: 1

End of Report

Valuation 30/06/2011 \$265,000 on Property ISS 41013003

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 03/05/2011

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : LANCHESTERS

Approved : No

Valuation Reference : 56326766052

Unadjusted Value : \$265,000

DSI Total :

Value : \$265,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L14 RP11074

Released by DNRM RTI Act 2009

Valuation 30/06/2011 \$285,000 on Property ISS 41013002

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 03/05/2011

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 56494538215

Unadjusted Value : \$285,000

DSI Total :

Value : \$285,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L2 RP11077

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$265,000 on Property ISS 41013003

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 28/03/2012

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 11189719072

Unadjusted Value : \$265,000

DSI Total :

Value : \$265,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L14 RP11074

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$285,000 on Property ISS 41013002

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration Valuation

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 28/03/2012

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 11021946918

Unadjusted Value : \$285,000

DSI Total :

Value : \$285,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L2 RP11077

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$290,000 on Property ISS 41013003

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2013

Date of Valuation : 01/10/2012

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 20/03/2013

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 09341675557

Unadjusted Value : \$290,000

DSI Total :

Value : \$290,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L14 RP11074

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$285,000 on Property ISS 41013002

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2013

Date of Valuation : 01/10/2012

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 20/03/2013

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 09173903392

Unadjusted Value : \$285,000

DSI Total :

Value : \$285,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L2 RP11077

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$290,000 on Property ISS 41013003

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 12/03/2014

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 18183848999

Unadjusted Value : \$290,000

DSI Total :

Value : \$290,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L14 RP11074

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$285,000 on Property ISS 41013002

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 12/03/2014

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 18016076834

Unadjusted Value : \$285,000

DSI Total :

Value : \$285,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L2 RP11077

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$320,000 on Property ISS 41013003

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 04/03/2015

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 52604113891

Unadjusted Value : \$320,000

DSI Total :

Value : \$320,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L14 RP11074

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$315,000 on Property ISS 41013002

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 04/03/2015

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 52771886055

Unadjusted Value : \$315,000

DSI Total :

Value : \$315,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L2 RP11077

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$375,000 on Property ISS 41013003

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Add Calc](#)

Delay Execution No ▾

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect :

Date of Valuation :

Section Code :

S.29A Reason :

Valuation Method :

Date of Issue :

Valuation

Valuer :

Approved :

Valuation Reference :

Unadjusted Value :

DSI Total :

Value :

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD :

Valuation 30/06/2016 \$330,000 on Property ISS 41013002

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Add Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : Date of Valuation :
Section Code :
S.29A Reason :
Valuation Method : Date of Issue :

Valuation

Valuer : Approved : Valuation Reference :
Unadjusted Value : DSI Total :
Offset Difference : Offset Multiplier : Value :
Offset Amount :

Notes :

RPD :

Released by DNRM RTI Act 2009

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active**District:** BRISBANE**Office:** BNE:BRISBANE**LG/Div:** 1000/04 BCC-SOUTH BRISBANE**Property ID:** 41013002**WTR:** 2168**Previous Ref:** 1112610**Property Name:****Property Addr:** 36A HARRIET ST, WEST END QLD 4101**Owner (VOLA):** s.73 Irrelevant information**Service Addr:****Others:** N**RPD:** L2 RP11077**Area/Vol:** 240 M2**Indicative Planning:** 4 RESIDENTIAL B R3**Primary Land Use:** 2 SINGLE UNIT DWELLING**Secondary Land Use:** 0 NONE**Property Type:** ISSUING**Property Tenure:** FREEHOLD**Property Valuation Method:** NON-RURAL**VALUATION INFORMATION****ISSUING** SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$330,000 **S/C:** 21 **D/Issue:** 02/03/2016**GENERAL PROPERTY INFORMATION****Contamination:** N**Business:** N**No Water:** N**Heritage Listed:** N**Benchmark Property:** N**No Sewerage:** N**Easement Effect:** N**Manual Adj at Reval:** N**Time Share:** N**As Valued Land Use:** 150 RESIDENTIAL**SMA:** 101 WEST END RESIDENTIAL**Sale Date:** 21/04/2010**Sale Price:** \$370,000**Sale Type:** NORMAL SALE**Subleased:** N**General Notes:****Valuer Notes:**

Number of Records Printed: 1

End of Report

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active

District: BRISBANE

Office: BNE:BRISBANE

LG/Div: 1000/04 BCC-SOUTH BRISBANE

Property ID: 41013003

WTR: 2168/1

Previous Ref: 1112610

Property Name:
Property Addr: 36 HARRIET ST, WEST END QLD 4101

Owner (VOLA): s.73 Irrelevant information

Service Addr:
Others: N

RPD: L14 RP11074

Area/Vol: 243 M2

Indicative Planning: 4 RESIDENTIAL B R3

Primary Land Use: 2 SINGLE UNIT DWELLING

Secondary Land Use: 0 NONE

Property Type: ISSUING

Property Tenure: FREEHOLD

Property Valuation Method: NON-RURAL

VALUATION INFORMATION
ISSUING SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$375,000 **S/C:** 21 **D/Issue:** 02/03/2016

GENERAL PROPERTY INFORMATION
Contamination: N

Business: N

No Water: N

Heritage Listed: N

Benchmark Property: N

No Sewerage: N

Easement Effect: N

Manual Adj at Reval: N

Time Share: N

As Valued Land Use: 180 RESIDENTIAL IMPACT 1 FLOOD

SMA: 101 WEST END RESIDENTIAL

Sale Date:
Sale Price: \$0

Sale Type: NONE

Subleased: N

General Notes:
Valuer Notes:

Number of Records Printed: 1

End of Report

Valuation 30/06/2011 \$900,000 on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Delay Execution No ▼

Create Appeal

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (19) APPEAL DECISION - ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 10/11/2011

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 09323898912

Unadjusted Value : \$900,000

DSI Total :

Value : \$900,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes : V.P.O. LARGE MORETON BAY FIG TREE

RPD : L118 SP102319

Released by DNRM RTI Act 2009

Valuation 30/06/2011 \$950,000 on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Appeal

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (17) OBJECTION DECISION - ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 30/08/2011

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 64053447656

Unadjusted Value : \$950,000

DSI Total :

Value : \$950,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes : V.P.O. LARGE MORETON BAY FIG TREE

RPD : L118 SP102319

Released by DNRM RTI Act 2009

Valuation 30/06/2011 \$950,000 on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2011

Date of Valuation : 01/10/2010

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 03/05/2011

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 58023493095

Unadjusted Value : \$950,000

DSI Total :

Value : \$950,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes : V.P.O. LARGE MORETON BAY FIG TREE

RPD : L118 SP102319

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 1110515 View Property	Calc LG/Div : 1000/04 01/10/2011 View Settings
Walk The Road : 588	Primary L/U : (25) PROFESSIONAL OFFICES
Property Area : 1193 M2	As Valued L/U : (363) COMMERCIAL TYPE 3
Address : 118 VULTURE ST, SOUTH BRISBANE QLD 4101	Indic. Planning : RESIDENTIAL B R2
RPD : L118 SP102319	SMA : (213) BOUNDARY AND VULTURE
Owner : 73(2)	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : VANHEES_AB
Calc Notes : Transferred from Basis Group COM Market Area SOUTH BRISBANE on 21/11/2014	
Valuer Notes : V.P.O. LARGE MORETON BAY FIG TREE	

Net Rate Calculator [show](#)

Classifications And Allowances									
	Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2	
view	BASIC(M2)	1,193	LAND AREA	\$754.00	\$0.00	\$899,522	\$899,522		
Total Net Value :							\$899,522	\$754.00	
Rounded Total :							\$900,000	\$754.40	
Valuation Amount :							\$900,000	\$754.40	

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$900,000 CALC on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 28/03/2012

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 19727093790

Unadjusted Value : \$900,000

DSI Total :

Value : \$900,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes : V.P.O. LARGE MORETON BAY FIG TREE

RPD : L118 SP102319

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 1110515 View Property	Calc LG/Div : 1000/04 01/10/2012 View Settings
Walk The Road : 586	Primary L/U : (25) PROFESSIONAL OFFICES
Property Area : 1193 M2	As Valued L/U : (363) COMMERCIAL TYPE 3
Address : 118 VULTURE ST, SOUTH BRISBANE QLD 4101	Indic. Planning : RESIDENTIAL B R2
RPD : L118 SP102319	SMA : (213) BOUNDARY AND VULTURE
Owner : 73(2)	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : HARTB
Calc Notes : Transferred from Basis Group COM Market Area SOUTH BRISBANE on 21/11/2014	
Valuer Notes : V.P.O. LARGE MORETON BAY FIG TREE	

[Net Rate Calculator show](#)

Classifications And Allowances

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view BASIC(M2)	1,193	LAND AREA	\$754.00	\$0.00	\$899,522	\$899,522	\$754.00
Total Net Value :						\$899,522	\$754.00
Rounded Total :						\$900,000	\$754.40
Valuation Amount :						\$900,000	\$754.40

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$900,000 CALC on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No

[Administration](#) [Valuation](#)

Administration

Date of Effect : 30/06/2013 Date of Valuation : 01/10/2012
Section Code : (21) ANNUAL VALUATION
S.29A Reason :
Valuation Method : (SV) SITE VALUE Date of Issue : 20/03/2013

Valuation

Valuer : HARTB Approved : No Valuation Reference : 65507609576
Unadjusted Value : \$900,000 DSI Total : Value : \$900,000
Offset Difference : Offset Multiplier : Offset Amount :

Notes : V.P.O. LARGE MORETON BAY FIG TREE

RPD : L118 SP102319

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 1110515 View Property	Calc LG/Div : 1000/04 01/10/2013 View Settings
Walk The Road : 586	Primary L/U : (25) PROFESSIONAL OFFICES
Property Area : 1193 M2	As Valued L/U : (363) COMMERCIAL TYPE 3
Address : 118 VULTURE ST, SOUTH BRISBANE QLD 4101	Indic. Planning : RESIDENTIAL B R2
RPD : L118 SP102319	SMA : (213) BOUNDARY AND VULTURE
Owner : 73(2)	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : HARTB
Calc Notes : Transferred from Basis Group COM Market Area SOUTH BRISBANE on 21/11/2014	
Valuer Notes : V.P.O. LARGE MORETON BAY FIG TREE	

[Net Rate Calculator show](#)

Classifications And Allowances

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view BASIC(M2)	1,193	LAND AREA	\$754.00	\$0.00	\$899,522	\$899,522	\$754.00
Total Net Value :						\$899,522	\$754.00
Rounded Total :						\$900,000	\$754.40
Valuation Amount :						\$900,000	\$754.40

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$900,000 CALC on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : Date of Valuation :
Section Code :
S.29A Reason :
Valuation Method : Date of Issue :

Valuation

Valuer : Approved : Valuation Reference :
Unadjusted Value : DSI Total : Value :
Offset Difference : Offset Multiplier : Offset Amount :

Notes :

RPD :

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$900,000 on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 04/03/2015

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 59668894698

Unadjusted Value : \$900,000

DSI Total :

Value : \$900,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes : V.P.O. LARGE MORETON BAY FIG TREE

RPD : L118 SP102319

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$990,000 on Property ISS 1110515

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Add Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 02/03/2016

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : HURMANK

Approved : No

Valuation Reference : 70576624610

Unadjusted Value : \$990,000

DSI Total :

Value : \$990,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes : V.P.O. LARGE MORETON BAY FIG TREE

RPD : L118 SP102319

Released by DNRM RTI Act 2009

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active**District:** BRISBANE**Office:** BNE:BRISBANE**LG/Div:** 1000/04 BCC-SOUTH BRISBANE**Property ID:** 1110515**WTR:** 586**Previous Ref:** NA**Property Name:****Property Addr:** 118 VULTURE ST, SOUTH BRISBANE QLD 4101**Owner (VOLA):** 73(2)**Service Addr:****Others:** N**RPD:** L118 SP102319**Area/Vol:** 1193 M2**Indicative Planning:** 3

RESIDENTIAL B R2

Primary Land Use: 25

PROFESSIONAL OFFICES

Secondary Land Use: 0

NONE

Property Type: ISSUING**Property Tenure:** FREEHOLD**Property Valuation Method:** NON-RURAL**VALUATION INFORMATION****ISSUING** SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$990,000 **S/C:** 21 **D/Issue:** 02/03/2016**GENERAL PROPERTY INFORMATION****Contamination:** N**Business:** Y**No Water:** N**Heritage Listed:** N**Benchmark Property:** N**No Sewerage:** N**Easement Effect:** N**Manual Adj at Reval:** N**Time Share:** N**As Valued Land Use:** 363 COMMERCIAL TYPE 3**SMA:** 213 BOUNDARY AND VULTURE**Sale Date:** 05/05/2016**Sale Price:** \$2,050,000**Sale Type:** NORMAL SALE**Subleased:** N**General Notes:****Valuer Notes:** V.P.O. LARGE MORETON BAY FIG TREE

Number of Records Printed: 1

End of Report

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised](#) [Yes](#) | [Complex](#) [No](#) | [View Change History](#)

Property Id : 40719302 View Property	Calc LG/Div : 1000/04 01/10/2010 View Settings
Walk The Road : 1377	Primary L/U : (8) BUILDING UNITS (PRIMARY USE ONLY)
Property Area : 812 M2	As Valued L/U : (150) RESIDENTIAL
Address : 380 MONTAGUE RD, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-3 SP182153	SMA : (217) RIVERSIDE SOUTH
Owner : BODY CORPORATE FOR '380 MONTAGUE' COMMUNITY TITLES SCHEME	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : KELLYM1
Calc Notes : Transferred from Basis Group MUL Market Area WEST_END/MULTI/DOLLAR on 21/11/2014	
Valuer Notes : -	

Net Rate Calculator [show](#)

Classifications And Allowances							Auto Size	Manual Size	Size N/A
Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value			
view PRIME(M2)	812	LAND AREA	\$1,052.90	\$0.00	\$854,955	\$854,955			
Total Net Value :						\$854,955			
Rounded Total :						\$850,000			
Valuation Amount :						\$850,000	\$1,046.80		

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2011 \$850,000 CALC on Property ISS 40719302

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : Date of Valuation :
Section Code :
S.29A Reason :
Valuation Method : Date of Issue :

Valuation

Valuer : Approved : Valuation Reference :
Unadjusted Value : DSI Total :
Offset Difference : Offset Multiplier : Value :
Offset Amount :

Notes :

RPD :

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | Finalised Yes | Complex No | [View Change History](#)

Property Id : 40719302 View Property	Calc LG/Div : 1000/04 01/10/2011 View Settings
Walk The Road : 1377	Primary L/U : (8) BUILDING UNITS (PRIMARY USE ONLY)
Property Area : 812 M2	As Valued L/U : (150) RESIDENTIAL
Address : 380 MONTAGUE RD, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-3 SP182153	SMA : (217) RIVERSIDE SOUTH
Owner : BODY CORPORATE FOR '380 MONTAGUE' COMMUNITY TITLES SCHEME	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : VANHEES_AB
Calc Notes : Transferred from Basis Group MUL Market Area WEST_END/MULTI/DOLLAR on 21/11/2014	
Valuer Notes : -	

[Net Rate Calculator](#) [show](#)

Classifications And Allowances

Auto Size Manual Size Size N/A

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view PRIME(M2)	812	LAND AREA	\$1,052.90	\$0.00	\$854,955	\$854,955	\$1,052.90
Total Net Value :						\$854,955	\$1,052.90
Rounded Total :						\$850,000	\$1,046.80
Valuation Amount :						\$850,000	\$1,046.80

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2012 \$850,000 CALC on Property ISS 40719302

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2012

Date of Valuation : 01/10/2011

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 28/03/2012

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 09175797791

Unadjusted Value : \$850,000

DSI Total :

Value : \$850,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-3 SP182153

Released by DNRM RTI Act 2009

[Back](#) | [Calc Details Report](#) | [Reload](#) | [About QVAS](#)

[Copy Calc](#) | [Finalised Yes](#) | [Complex No](#) | [View Change History](#)

Property Id : 40719302 View Property	Calc LG/Div : 1000/04 01/10/2012 View Settings
Walk The Road : 1377	Primary L/U : (8) BUILDING UNITS (PRIMARY USE ONLY)
Property Area : 812 M2	As Valued L/U : (150) RESIDENTIAL
Address : 380 MONTAGUE RD, WEST END QLD 4101	Indic. Planning : RESIDENTIAL B R3
RPD : L1-3 SP182153	SMA : (217) RIVERSIDE SOUTH
Owner : BODY CORPORATE FOR '380 MONTAGUE' COMMUNITY TITLES SCHEME	Calc Stratification : NONE <input type="checkbox"/> Exclude from stratification factoring
PVM : NON-RURAL	Valuer : HARTB
Calc Notes : Transferred from Basis Group MUL Market Area WEST_END/MULTI/DOLLAR on 21/11/2014	
Valuer Notes : -	

Net Rate Calculator [show](#)

Classifications And Allowances

Land Classification	Quantity	Rate Type	Applied Rate	Size Adjusted Rate	Gross Value	Net Value	Net Rate/M2
view PRIME(M2)	812	LAND AREA	\$1,052.90	\$0.00	\$854,955	\$854,955	\$1,052.90
					Total Net Value :	\$854,955	\$1,052.90
					Rounded Total :	\$850,000	\$1,046.80
					Valuation Amount :	\$850,000	\$1,046.80

Valuation Override Value :

Released by DNRM RTI Act 2009

Valuation 30/06/2013 \$850,000 CALC on Property ISS 40719302

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [View Calc](#)

Delay Execution No ▼

↓ [Administration](#) ↓ [Valuation](#)

Administration

Date of Effect : 30/06/2013

Date of Valuation : 01/10/2012

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 20/03/2013

Valuation

Valuer : HARTB

Approved : No

Valuation Reference : 08669931550

Unadjusted Value : \$850,000

DSI Total :

Value : \$850,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-3 SP182153

Released by DNRM RTI Act 2009

Valuation 30/06/2014 \$850,000 on Property ISS 40719302

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2014

Date of Valuation : 01/10/2013

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 12/03/2014

Valuation

Valuer : VANHEES_AB

Approved : No

Valuation Reference : 18183193631

Unadjusted Value : \$850,000

DSI Total :

Value : \$850,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-3 SP182153

Released by DNRM RTI Act 2009

Valuation 30/06/2015 \$850,000 on Property ISS 40719302

[Property Details Report](#) | [Grievances](#) | [Reload](#)

Create Objection

Delay Execution No ▼

Administration

Valuation

Administration

Date of Effect : 30/06/2015

Date of Valuation : 01/10/2014

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Date of Issue : 04/03/2015

Valuation Method : (SV) SITE VALUE

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 51933680616

Unadjusted Value : \$850,000

DSI Total :

Value : \$850,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-3 SP182153

Released by DNRM RTI Act 2009

Valuation 30/06/2016 \$890,000 on Property ISS 40719302

[Property Details Report](#) | [Grievances](#) | [Reload](#)

[Create Objection](#) [Add Calc](#)

Delay Execution No

[Administration](#) [Valuation](#)

Administration

Date of Effect : 30/06/2016

Date of Valuation : 01/10/2015

Section Code : (21) ANNUAL VALUATION

S.29A Reason :

Valuation Method : (SV) SITE VALUE

Date of Issue : 02/03/2016

Valuation

Valuer : CLANCYD

Approved : No

Valuation Reference : 69720069094

Unadjusted Value : \$890,000

DSI Total :

Value : \$890,000

Offset Difference :

Offset Multiplier :

Offset Amount :

Notes :

RPD : L1-3 SP182153

Released by DNRM RTI Act 2009

Property Details Report

New local government areas were created following the declaration of the results of the local government elections held on 15 March 2008. The new local governments are recognised by the valuation business but local government data, including property records, cannot be formally transferred to the new local governments until all effective valuations in the new local government have a common date of valuation. The conversion for data purposes is scheduled to progressively occur from May 2008.

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Property Status: Active**District:** BRISBANE**Office:** BNE:BRISBANE**LG/Div:** 1000/04 BCC-SOUTH BRISBANE**Property ID:** 40719302**WTR:** 1377**Previous Ref:** 1111593**Property Name:****Property Addr:** 380 MONTAGUE RD, WEST END QLD 4101**Owner (VOLA):** BODY CORPORATE FOR `380 MONTAGUE` COMMUNITY TITLES SCHEME**Service Addr:** C/-R MATTHEWS & SON PTY LTD, 678 IPSWICH RD, ANNERLEY QLD 4103**Others:** N**RPD:** L1-3 SP182153**Area/Vol:** 812 M2**Indicative Planning:** 4 RESIDENTIAL B R3**Primary Land Use:** 8 BUILDING UNITS (PRIMARY USE ONLY)**Secondary Land Use:** 0 NONE**Property Type:** ISSUING**Property Tenure:** FREEHOLD**Property Valuation Method:** NON-RURAL**VALUATION INFORMATION****ISSUING** SV **D/Effect:** 30/06/2016 **D/Valn:** 01/10/2015 **Value:** \$890,000 **S/C:** 21 **D/Issue:** 02/03/2016**GENERAL PROPERTY INFORMATION****Contamination:** N**Business:** N**No Water:** N**Heritage Listed:** N**Benchmark Property:** N**No Sewerage:** N**Easement Effect:** N**Manual Adj at Reval:** N**Time Share:** N**As Valued Land Use:** 150 RESIDENTIAL**SMA:** 217 RIVERSIDE SOUTH**Sale Date:****Sale Price:** \$0**Sale Type:** NONE**Subleased:** N**ASSOCIATED PROPERTIES:** 40719303 40719304 40719305**General Notes:****Valuer Notes:**

Number of Records Printed: 1

End of Report