

Final Report

WELLINGTON LGA
Contract 130421
2013

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Introduction

Local Government Area: WELLINGTON
Contract No: 130421
Contract Year: 2013

The purpose of this report is to describe the process and considerations for the 1 July 2013 general valuation of the Wellington LGA. The report has been produced on behalf of the Valuer General.

The land values have been specifically made for rating and taxing purposes. Land values produced as part of this process should not be used for any other purpose without the specific agreement of the Valuer General.

Land values must have regard to specific requirements and assumptions in rating and taxing legislation. Consequently these valuations may vary from market levels.

The land values have been determined using a methodology prescribed by the Rating and Taxing Valuation Procedures Manual. The Manual allows mass valuation methodologies, that involve assessing large numbers of properties as a group, to be utilised where appropriate. Mass valuation methodologies are, by their nature, likely to be less accurate than individually assessed valuations, however, are utilised worldwide for rating and taxing purposes to deliver valuations within an acceptable market range.

Town planning, land use and other market information contained in this report have been compiled based on enquiries undertaken during the valuation process. Third parties should make their own inquiries into these details and should not rely on the contents of this report.

The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained in this report.

More information on the valuation process is available from the Department of Lands website at www.lpi.nsw.gov.au.

Disclaimer

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Liability limited by a scheme approved under Professional Standards Legislation.

1. Executive Summary

Local Government Area	Wellington
Number of Properties valued in the 11/12 period	4,765
Total value of land values – 2013 Base Date	\$614,716,565
Total value of land values – 2012 Base Date	\$613,796,185
Percentage change from 2012 – 2013 values	0.15%
Previous valuation notice issued (previous Local Government Base Date 2011)	\$621,840,400
Percentage change from 2011 – 2013 values	-1.15%

Zone	2012 Total Land Value	2013 Total Land Value	% Change
B2 – Local Centre	\$7,813,850	\$7,813,850	0.00%
B6 – Enterprise Corridor	\$2,680,880	\$2,680,880	0.00%
E1 – National Parks and Nature Reserves	\$135,000	\$135,000	0.00%
E2 – Environmental Conservation	\$348,000	\$348,000	0.00%
E3 – Environmental Management	\$18,565,790	\$18,719,310	0.34%
IN1 – General Industrial	\$316,000	\$252,000	-20.25%
IN2 – Light Industrial	\$1,915,000	\$1,384,050	-27.73%
R1 – General Residential	\$48,863,030	\$48,866,030	0.01%
R2 – Low Density Residential	\$8,876,000	\$8,876,000	0.00%
R5 – Large Lot Residential	\$18,336,100	\$18,324,110	-0.07%

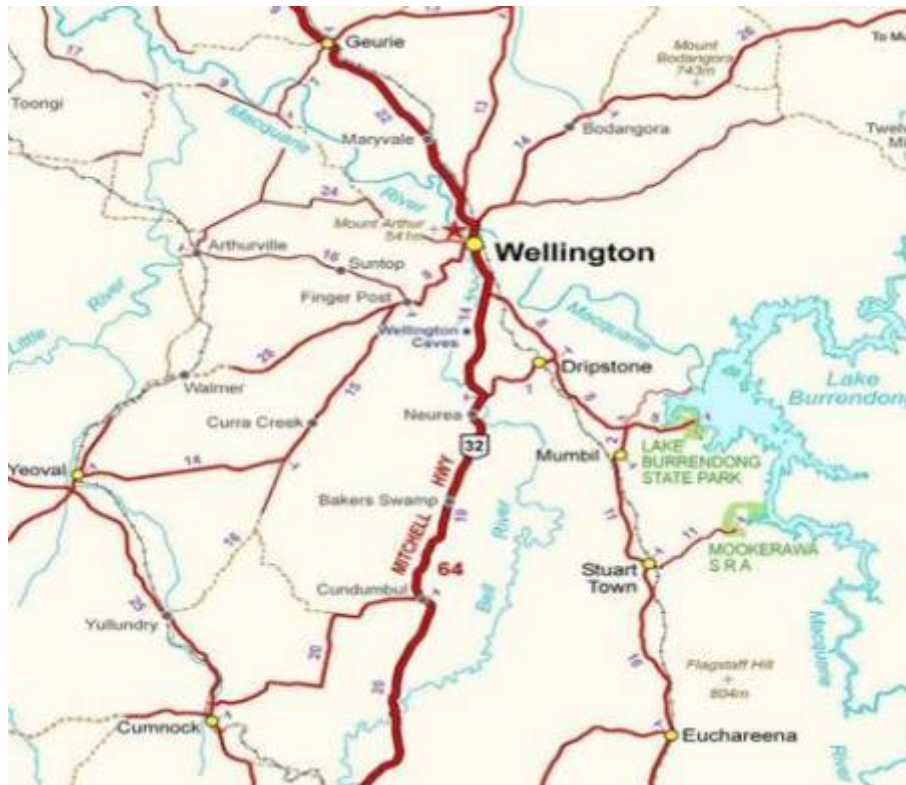
RE1 – Public Recreation	\$1,211,000	\$1,211,000	0.00%
RE2 – Private Recreation	\$625,000	\$625,000	0.00%
RU1 – Primary Production	\$478,062,785	\$478,939,185	0.18%
RU3 - Forestry	\$12,100	\$12,100	0.00%
RU4 – Primary Production Small Lots	\$6,645,500	\$7,290,900	9.71%
RU5 - Village	\$16,850,060	\$16,790,060	-0.36%
SP2 - Infrastructure	\$2,324,990	\$2,324,990	0.00%
SP3 - Tourist	\$124,100	\$124,100	0.00%

2. General Overview

The Wellington Shire is located within the Central West Slopes and Plains region of New South Wales, with its major urban centre Wellington located 362 kilometres north-west of Sydney. It covers an area close to 410,000 hectares. The total population of the shire is approximately 9,200, with the town of Wellington comprising about 5,200 inhabitants. Several smaller villages located throughout the shire including Geurie (pop. 550), Mumbil (pop. 190), Stuart Town (pop. 300) and Euchareena (pop. less than 20), as well as extensive rural areas make up the balance of the population.

The City of Wellington is situated on the Mitchell Highway, approximately 50km south-east of the nearby regional centre of Dubbo, and has daily passenger rail access from Sydney. The Macquarie and Bell rivers bisect the town.

The town provides a basic range of commercial, retail, medical, agricultural and tourism facilities.



3. Number of Valuations Undertaken

Total: 4,765 (Four Thousand Seven Hundred and Sixty Five), as:

B2 – Local Centre	200
B6 – Enterprise Corridor	45
E1 – National Parks and Nature Reserves	2
E2 – Environmental Conservation	4
E3 – Environmental Management	306
IN1 – General Industrial	2
IN2 – Light Industrial	21
R1 – General Residential	1,634
R2 – Low Density Residential	171
R5 – Large Lot Residential	189
RE1 – Public Recreation	16
RE2 – Private Recreation	6
RU1 – Primary Production	1,616
RU3 – Forestry	2
RU4 – Primary Production Small Lots	62
RU5 – Village	450
SP2 – Infrastructure	34
SP3 – Tourist	5

4. State and Local Government Legislation

The Wellington Shire is subject to the Wellington Local Environmental Plan 2012, which gazetted on 23rd November 2012. It contains the following zones:

- B2 – Local Centre
- B6 – Enterprise Corridor
- E1 – National Parks and Nature Reserves
- E2 – Environmental Conservation
- E3 – Environmental Management
- IN1 – General Industrial
- IN2 – Light Industrial
- R1 – General Residential
- R2 – Low Density Residential
- R5 – Large Lot Residential
- RE1 – Public Recreation
- RE2 – Private Recreation
- RU1 – Primary Production
- RU3 - Forestry
- RU4 – Primary Production Small Lots
- RU5 - Village
- SP2 - Infrastructure
- SP3 – Tourist
- W1 – Natural Waterways

There have been 2 amendments made to the current LEP since its gazettal, they are:

- 2013** No 5 Liquor Amendment (Small Bars) Act 2013. Assented to 19.3.2013.
Date of commencement, 1.7.2013, sec 2 and 2013 (292) LW 21.6.2013.
- No 47 Statute Law (Miscellaneous Provisions) Act 2013. Assented to 25.6.2013.
Date of commencement of Sch 2.43, 5.7.2013, sec 2 (1).

5. Significant Issues/Developments

A mine is planned to be constructed between Dunedoo and Dubbo, near Elong Elong by Alkane Resources. Alkane Resources has been put on hold by the State government and is expected to reach only half its original forecasted capacity. The mine is expected to boost employment opportunities in its vicinity.

The Bodangara wind-farm will go ahead and is to be located between Wellington, Mudgee and Gulgong. It will be located across north of Lake Burrendong, across two separate areas covering 29 private properties and it is planned to be in operation by 2015. It is estimated to employ 250 jobs in the construction phase and 40 full time jobs during the operation of the wind farm.

The Coal Seam Gas development planned to run from Wellington to Narrabri has been held up by the NSW Nature Conservation Council, whom demand for research be conducted in to the affects the development will have on species, flora and fauna. Additionally Eastern Star Gas (the company running the venture) has been taken over by Santos.

Crime in Wellington continues to be an issue for the town. Latest figures states that there is one break and enter per day, being the worst figures since 2011. This is having a serious impact on the market as it is deteriorating potential purchasers to other locations.

Farmers in wellington could be burdened further with increases in rates. Wellington council is saying it is due to Wellington residential land values not increasing as much as rural land over the same time frame.

The NSW government has announced a grant of \$110,376 for Wellington Council to assist in the recovery from storms and flooding in late 2010. The grant will be used for repairs and restoration of public recreation land which was damaged by the floods.

An application by KB concrete to develop a concrete batching plant at Amaroo Drive has been approved upon more than 60 conditions. Council was eager to move the development ahead as it is trying to create job opportunities.

Wellington has changed voting electorates from Orange to Dubbo. This will come into play in the 2015 state election.

Wellington council are considering zoning changes in the villages of Geurie, Stuart Town and Euchareena, to open up land for future residential development as they believe there is a potential for a population increase in these areas do to proximity to major centers and/or mining activity.

6. Added Value of Improvements

On-going analysis of costing in relation to land improvements has been conducted throughout the Valuation program. Information has been sought from a wide range of sources, including direct quotes from builders and other trade qualified contractors, as well as from manufactures and local suppliers of other miscellaneous items, including but not limited to: fencing, water tanks, silos, larger rural and industrial type sheds, stockyards, irrigation equipment and earthworks.

In-line with this information, we have analysed significant numbers of sales with a range of these improvements in place to ascertain their added value. This information has been provided to all the Valuers involved in the program, so as to adopt a consistent approach.

6.1 Paired sales

In order to determine the added value of residential dwelling improvements, we have undertaken the paired sales analysis approach or the replacement cost approach. This information is collated in the Added Value of Improvements Database which details the added value of a range of improvements and provides a guide in assessing the added value of the improvements of the sale being analysed. A summary of the paired sales analysis conducted in the Wellington LGA has been included at Annexure 1.

7. The Market

Generally, the market for all property types in the Wellington area has remained stable, with minimal changes in residential land values over the past 12 months. In some areas of the LGA, it also appears that rural property values may be under pressure, especially in areas isolated from Wellington and Dubbo. The Wellington industrial and commercial market has remained very thinly traded and it is unlikely to see values increase in these sector in the foreseeable future, this is mainly due to high vacancy rates, meaning there are no investors in the market.

Crime rates in Wellington have been steadily increasing and causing significant concern. Wellington Council and the community are currently working on ideas for lowering crime rates. This issue is having a consistent negative flow on effect on the property market.

7.1 B2 - Local Centre

10 sales occurred within the B2 Zone for the period 01/07/2012 to 01/07/2013. This is up on the 5 sales which occurred within the same period in the preceding year. This indicates that supply and demand levels have increased. Analysis of these sales indicates value levels have remained stable. Total values within the zone remained unchanged at \$7,813,850 as at 01/07/2013. The median land value within the zone has remained unchanged.

7.2 IN2 - Light Industrial

1 sale occurred within the IN2 Zone for the period 01/07/2012 to 01/07/2013. This compares to zero sales which occurred within the same period in the preceding year. This indicates that supply and demand levels are predominantly non-existent. Analysis of these sales indicates value levels have decreased. Total values within the zone decreased from \$1,915,000 as at 01/07/2012 to \$1,384,050 as at 01/07/2013. This represents a change in value of -27.73% over the review period. The median land value within the zone is \$64,000, which cannot be compared to the previous base date median due to the gazettal of the new LEP.

7.3 R1 - General Residential

83 sales occurred within the R1 Zone for the period 01/07/2012 to 01/07/2013. This compares to 94 sales which occurred within the same period in the preceding year. This indicates that demand levels have remained stable. Analysis of these sales indicates value levels are generally stable. Total values within the zone increased from \$48,863,030 as at 01/07/2012 to \$48,866,030 as at 01/07/2013. This represents a 0.01% increase to values over the review period. The median land value within the zone is \$25,000, which cannot be compared to the previous base date median due to the gazettal of the new LEP.

7.4 RU1 - Primary Production

82 sales occurred within the RU1 Zone for the period 01/07/2012 to 01/07/2013. This compares to 74 sales which occurred within the same period in the preceding year. This indicates that supply and demand levels have remained relatively stable. Analysis of these sales indicates value levels are generally stable. Total values within the zone increased slightly from \$478,062,785 as at 01/07/2012 to \$478,939,185 as at 01/07/2013. This represents an increase in total land value of 0.18% over the review period. The median land value within the zone is \$163,000, which cannot be compared to the previous base date median due to the gazettal of the new LEP.

7.5 RU5 - Village

21 sales occurred within the RU5 Zone for the period 01/07/2012 to 01/07/2013. This compares to the 30 sales which occurred within the same period in the preceding year. This indicates that supply and demand levels have remained stable. Analysis of these sales indicates value levels are generally stable. Total values within the zone decreased slightly from \$16,850,060 as at 01/07/2012 to \$16,790,060 as at 01/07/2013. This represents a decrease in total land value of 0.36% over the review period. The median land value within the zone is \$26,450, which cannot be compared to the previous base date median due to the gazettal of the new LEP.

8. Individually Verified Land Values

The Wellington LGA was a part of the scheduled Individual Verification Program for 2012/2013. Of the 4,765 properties in the LGA, a total of 3,706 (77.8%) have been verified prior to the delivery of the 2013 value files, although this is below the number of properties proposed to be verified in the Project Plan all specified target components have been verified. Therefore we have complied with the requirements under the contract.

9. Quality Assurance Process

A variety of Quality Assurance (QA) processes will be applied to the valuation methodology and final values for Wellington LGA. These processes apply both throughout the program and before final values are issued.

All Aspect Property Consultants valuers are trained in a range of resources that is available to them, including:

- Valuer Generals Rating and Taxing Valuation Procedures Manual
- Aspect Mass Valuation Training Manual v 2.51
- Aspect Valuation System Training Manual
- Aspect Quality Assurance Manual.

Aspect Valuation System v 3.78 (AVS) Quality Assurance

The Valuer must review sequentially, make the necessary amendments and record their name date and provide appropriate commentary. The following specific quality assurance measures are built into AVS;

Sales Inspection Report

Identifies all sales that require analysis,

Have all relevant sales been analysed to current Base Date

Ensures the Valuers have made the appropriate adjustments to all sales analysed or utilised for the current base date.

Check all sales including paired sales for consistency and accuracy

Ensure the Valuers have utilised a consistent basis during the analysis process.

Sale Price below Land Value Check

Identifies all properties that have a purchase price below land value, to enable Valuers to review them in line with current value levels.

Resolve Issues Register Items

Any perceived issues are registered throughout the valuation year that are constantly reviewed, and amendments undertaken where necessary. This check ensures all of these issues have been addressed.

Resolve Missing Values

This ensures that all properties have values attributed to them, including Date Valuation Made, Land Value Basis, New Land Value, as well as Statutory Concession Valuations, including allowances for development on and off the land, heritage values, land rating factors, apportionment values and mixed development apportionment factors.

Objections Report

Identifies all properties that have had their prior base date values amended on objection, for the Valuer to review.

Review Environmental and Other Issues

Enables the Valuer the opportunity to review properties with significant environmental issues, such as soil contamination.

Component Statistics Report

Reports on the consistency of the components as it relates to the selection of benchmark properties, to ensure they are within the requirements.

Allowances Check Report

Produces a report that displays the net land value of each property to ensure the allowances do not exceed the land value.

Sales Statistics

Produces a report that identifies sales that have been analysed that do not meet the requirements in terms of the proposed new land value.

Benchmark Factor Comparison Report

Reports on the factor adopted across the entire component and the corresponding factor that has been adopted on each benchmark property.

Parameter Check Report

A report is produced that shows all properties that fall outside a factor of 0.50 to 2.00.

Comparison of Average Values

This report identifies sales that exist outside the required COAV range.

Component Exception Report

Is a report that displays properties that do not confirm the benchmark reporting requirements.

High Values Properties Report

Is a report that lists all properties that have been identified as a high value property to enable the Valuer to ensure the value and worksheet calculations are correct.

High Risk Properties

Is a report that lists all properties that have been identified as a high risk property to enable the Valuer to ensure the value and worksheet calculations are correct.

Verification Methodology

This report displays the amount of verification that has been undertaken in an LGA on a component basis by verification type.

LGA Details Report

This report shows all the properties in the LGA on a component basis, including the number of properties and the sum of the value of all properties in the component.

Export Provisional Market Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the provisional market data file to ensure all market data is within the required parameters.

Export Provisional Property Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the provisional property data file to ensure all land value data is within the required parameters.

Export Final Market Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the final market data file to ensure all market data is within the required parameters.

Export Final Property Data File and Data Check

The AVS will perform its own statistical and compliance analysis to the final property data file to ensure all land value data is within the required parameters.

Reviewed by CSM/SV

Records the date and time that market data and property data deliverables have been reviewed by the Contractor Services Manager or the Senior Valuer in his absence.

District Approval for Export

Records the date and time the CSM has approved the market data and property data files for export.

Report Delivery Register

Register within the AVS to record the details of the provision of each required deliverable.

9.1 Quality Statement

A Quality Statement will be provided to the District Valuer as part of the Valuation Analysis Report. The Quality Statement will be signed by the valuation manager. The Quality Statement will detail the quality control checks that have been carried out in the LGA.

Aspect Property Consultants Quality Statements include statements and evidence to substantiate that:

- All properties have been valued.
- The land values are consistent with each other.
- The land value basis has been correctly recorded for each land value.
- All statutory concession valuations and allowances have been supplied.

- Land values for those properties with considerably higher values in relation to the average for a land use have been reviewed and are correct. A list of the properties identified will be provided.
- Land values that result in substantial changes in valuation parities or unusually large value variations from the last valuations issued for either land tax or council rating have been checked and are correct.
- A broad range of market evidence has been analysed and provided in the market report as required by the contract.
- Adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.
- Analysed sale properties where the sales ratio does not lie within the range 0.85 to 1.00 have been reviewed and an explanation provided to support adoption of the current land value.
- A zone/component code integrity check has been made.
- The current and proposed planning controls that affect the valuations have been taken into account.
- Where the land value of a property has been amended on objection or reascertainment, the alignment of values with nearby properties has been checked.
- Statistical checks and Component Data Tables have been prepared, reviewed and anomalies or results outside the specified parameters have been rationalised and reported.
- Land values have been compared to adjusted land values for analysed sales and any anomalies have been addressed.
- Land values have been compared to all sale prices and anomalies have been addressed.
- Worksheets have been maintained on all properties where calculations are required, such as properties valued under Sections 26A, 28 and 14I, englobo parcels, special use parcels and large value properties such as shopping centres.

9.2 Internal Quality Procedures

Aspect Property Consultants recognises its responsibility as a provider of quality property consultancy services. To ensure the quality of internal procedures, Aspect Property Consultants has developed and documented a quality management system. The system complies with:

- International standard ISO 9001:2000 Quality Management Systems – Requirements
- Australian Property Institute Professional Practice Guide
- Valuers Registration Act 2003
- Land Valuation Services for Government Taxing and Rating for the General Manager, Land and Property Information, Department of Lands.

9.3 Overview

The Aspect Property Consultants internal Quality Procedures cover the following components:

Staff

- All valuation and administration staff are appropriately qualified
- All staff receive ongoing training to reflect changes in contractual requirements.
- Staff are required to undertake added value studies to ensure they are up to date with the market when determining added values of improvements.

Aspect Valuation System v.3.78 (AVS)

The AVS has a number of built in QA measures to limit the incidence of human error, e.g. warning prompts when value levels for outside predetermined parameters on Workflow valuations. The AVS is continually being upgraded to further enhance the quality of valuation outcomes.

Sales Analysis

All sales analysed by valuation staff are reviewed by the Senior Valuation Staff and Valuation Area Services Manager before being uploaded to Valnet 2i. Sales that are analysed with respect to added value studies are discussed at monthly meetings.

Market Analysis Overview

Specific markets are analysed with input from all associated valuation staff. The Contract Services Manager provides feedback from the District Valuer to staff.

Progress Reports

Progress reports are signed off by the Contract Services Manager after preparation by valuation staff.

Component Review

Proposed component reviews/restructures are signed off by the Contract Services Manager.

Verification

The Verification Program is directed and finalised by the Contract Services Manager, before values are issued to LPI.

Provisional Valuation Recommendations

All provisional values are reviewed by senior valuation staff, with a final review by the Contract Services Manager before the values are issued. In LGAs where the Contract Services Manager is preparing values, a senior valuer must review all values.

General Valuation Recommendations and Valuation Analysis Reports

All reports must be reviewed by senior valuation staff. The Contract Services Manager conducts a final review before the valuations are issued. In LGAs where the Contract Services Manager is preparing values a senior valuer is to review all values.

Final General Valuation Recommendations

- Feedback on reports and value levels received by the Contract Services Manager is circulated to all valuation staff for review.
- All reports are submitted to the Contract Services Manager for final review before being issued.
- Administration staff compile a list of properties that are owned by the valuation staff in the LGA and provide this to the Contract Services Manager. These properties are reviewed in the context of the surrounding land values.
- The Final General Valuation Recommendations are supplied to the District Valuer for review.

Final Report

All valuation staff provide input to the detailed final report, which is reviewed by senior valuation staff and the Contract Services Manager before it is issued.

10. Land Values Amended on Objection

Objections have been searched on Valnet to obtain details of properties which have been amended on objection.

There were 2 objections to values as at the 2012 base date. Both of which were withdrawn. No need to review land values based on objection.

11. Statistical Analysis

Four main statistical analysis procedures were conducted within the shire, pertaining to land values and sales, as well as the component structure.

See attached for each zone.

11.1 Coefficient of Dispersion (COD)

The COD measures the uniformity of land values adopted on individual properties relative to sale prices of land. The Valuer General stipulates that the result of these calculations must be equal to or less than 15. Refer to results at section 11.3.

11.2 Mean Value Price Ratio (MVP)

The MVP measures the accuracy of values relative to Adjusted Land Values as at the Base Date. It reflects the relationship between land values adopted and the analysed sale price. The process is required to be conducted in relation to properties on which single residential dwellings can be constructed. The Valuer General instructs that the required result of these calculations is between 85 and 100%. Refer to results at section 11.3.

11.3 Price Related Differential (PRD)

The PRD measures the extent to which high and low valued properties are assessed uniformly relative to the sales data, and is once again required to be calculated in relation to single residential dwelling sites. The Valuer General specifies that the required standard of this calculation is between 0.98 and 1.03. Values within this range indicate that high valued properties are not over-valued in relation to low valued properties within the same component.

Zone B2: COD = 1.80%
 MVP = 97.6%
 PRD = 100.0%

Zone B6: COD = 0.00%
 MVP = 96.5%
 PRD = 100.0%

Zone E3: COD = 5.1%
 MVP = 93.9%
 PRD = 101.2%

Zone IN2: COD = 0.00%
 MVP = 96.9%
 PRD = 100.0%

Zone R1: COD = 3.5%
 MVP = 94.9%
 PRD = 101.3%

Zone R2: COD = 0.2%
 MVP = 98.8%
 PRD = 100.0%

Zone R5: COD = 4.0%
 MVP = 95.1%
 PRD = 100.3%

Zone RU1: COD = 2.2%
 MVP = 97.1%
 PRD = 99.8%

Zone RU4: COD = 3.5%
 MVP = 96.2%
 PRD = 101.3%

Zone RU5: COD = 8.7%
 MVP = 90.1%
 PRD = 97.3%

11.4 QRP

The QRP represents the range of values in the middle 50% of each component, to assess the similarity of values of properties which have been identified as being alike. The Valuer General indicates that a QRP of 50% or less is acceptable. This figure relates to total land values only, and does not allow for properties which may be correctly grouped together, but whose total land value figures differ. This is particularly relevant in rural and commercial components, where properties may have similar rates per hectare or per square metre adopted over them, but due to differing land parcel sizes the total land value figure is outside the required parameters.

The LGA comprises 45 separate components, of which 14 components are below 50%.

For a detailed explanation for each component that has a QRP of greater than 50%, refer to Valuation Analysis Report for Narromine LGA. A detailed commentary is provided that identifies the reasons why the QRP is greater than 50% and why the component methodology is appropriate for these components.

12. Certification

12.1 Certification Statement

This Final Report is an accurate account of the activities undertaken, review completed and quality control checks in place for the provision of land valuation services for rating and taxing on behalf of the Valuer General of NSW for the Wellington LGA, at the 2013 base date.



Christopher C. Attenborough

Contract Services Manager

Registered Valuer 4012 FAPI

BCom (Land Economy)

Director

Aspect Property Consultants

8th November 2013

Annexure 1

Residential Paired Sales Analysis Wellington LGA 2013

Wellington LGA Paired Sales Analysis Summary 2013										
PID	Address	Construction	Purchase Price	Est. Land Value	Living areas m2	Outdoor areas m2	Car m2	Car m2	Ancillary improvements	Comments
1288094	17 Montefiores st	bk/cm	\$312,000	\$58,000	\$950	\$200	\$280	\$250	\$23,000	A circa 1980's bv dwelling with a corrugated metal roof containing 3 bedrooms and 1 bathroom. The property has an attached 4 car lock up garage/carport. The property has good landscaping with colorbond fencing.
1287697	17 Hawkins St Wellington	weatherboard	\$130,000	\$30,000	\$430	\$120	\$220	\$0	\$6,500	A circa 1970's weatherboard dwelling with a corrugated metal flat roof containing 3 bedrooms and 1 bathroom. The property has an attached single lock up garage. The property has fair landscaping with corrugate metal fencing.
1287924	85 Maughan st Wellington	full brick	\$140,000	\$20,000	\$400	\$0	\$200	\$0	\$10,000	A circa 1890's full brick dwelling with a corrugated metal roof containing 4 bedrooms and 2 bathroom. The property has an detached double lock up garage. The property has fair landscaping with colorbond fences and mesh front fencing.
1289347	50 Zouch St Wellington	weatherboard	\$146,500	\$26,000	\$500	\$400	\$150	\$0	\$11,000	A circa 1960's weatherboard dwelling with a corrugated metal roof containing 3bedrooms and 2 bathroom. The property has a detached double garage. The property has fair landscaping with corrugated metal/feature front fencing.
1288604	40 Raymond Street Welling	BV/CM	\$216,500	\$43,000	\$1,000	\$200	\$550	\$0	\$9,500	A circa 2005 bv dwelling with a cm roof containing 3 bedrooms and 1 bathroom. The property has an attached single lock up garage. The property has average landscaping with cb fencing.
1288456	107 Pierce Street, Wellingt	Fibro	\$85,000	\$8,000	\$900	\$0	\$250	\$0	\$6,200	A circa 1950's fibro dwelling with a corrugated metal roof containing 2 bedrooms and 1 bathroom. The property has a detached single lock up garage. The property has neglected landscaping with rural and weldmesh fencing in average condition.
1289119	132 Warne Street, Wellingt	Concrete Block	\$225,000	\$71,000	\$800	\$0	\$200	\$0	\$11,600	A circa 1920's concrete block dwelling with a corrugated metal roof containing 4 bedrooms and 2 bathrooms. The property has an detached double lock up garage. The property has neat and tidy landscaping with timber pailing fencing in average condition.