Qvas

Urban Valuation Calc Details - 1000/04:1110515 I A

WALL_D(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value: $1,000,000	DSI: No

Property Id :	1110515 I	Calc LG/Div :	1000/04 01/10/2016
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 :	HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
RPD :	L118 SP102319	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	GCZF HOLDINGS PTY LTD AS TTE	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	1,193	LAND AREA	$2,100.00	$2,100.00	$2,505,300		
SHAPE (%)			-20%		-$501,060		
HERITAGE (%)			-50%		-$1,002,120	$1,002,120	
					Total Net Value :	$1,002,120	$840.00
					Rounded Total :	$1,000,000	$838.22
					Valuation Amount :	$1,000,000	$838.22

Valuation Override Value : ☐

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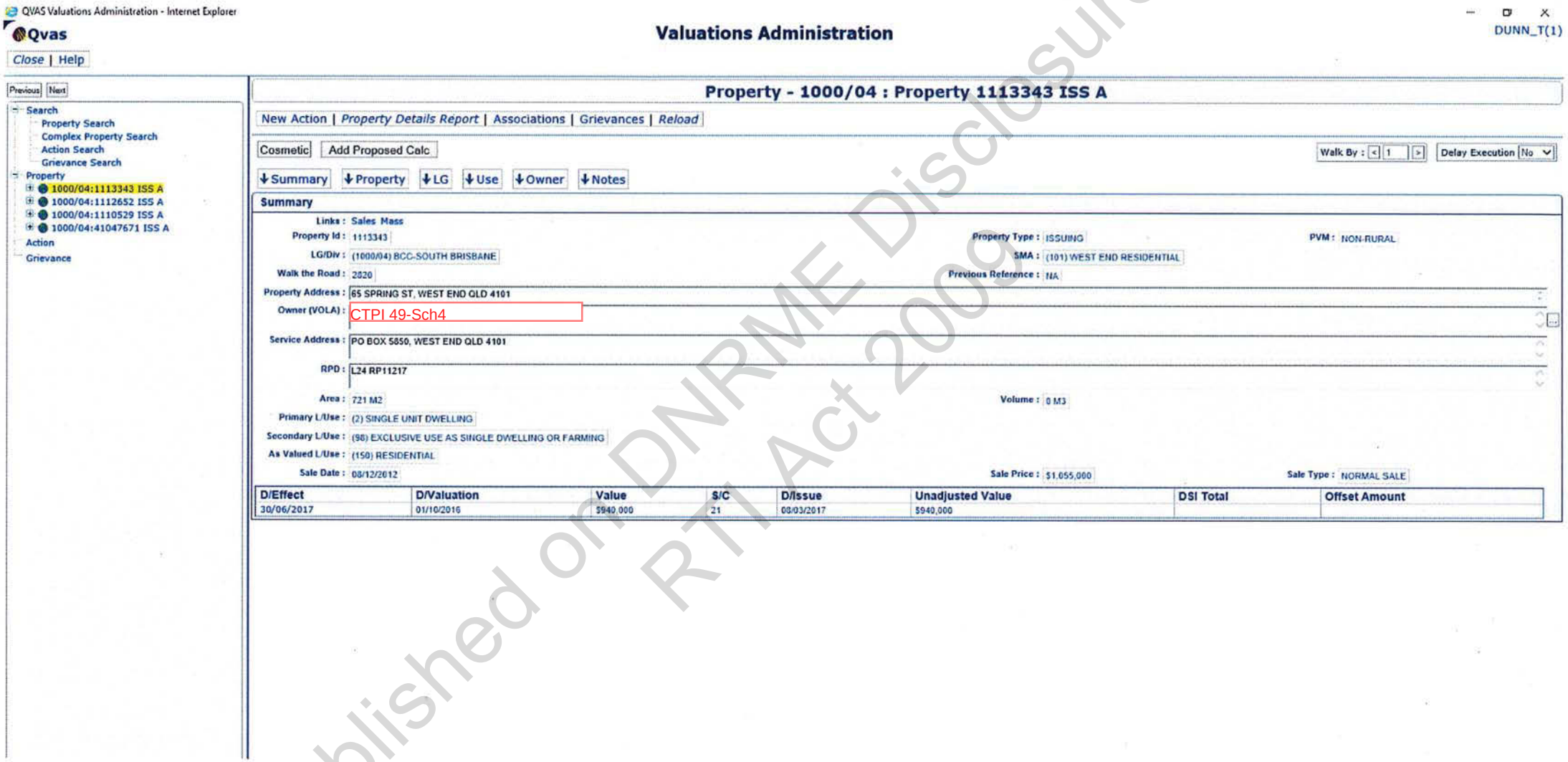

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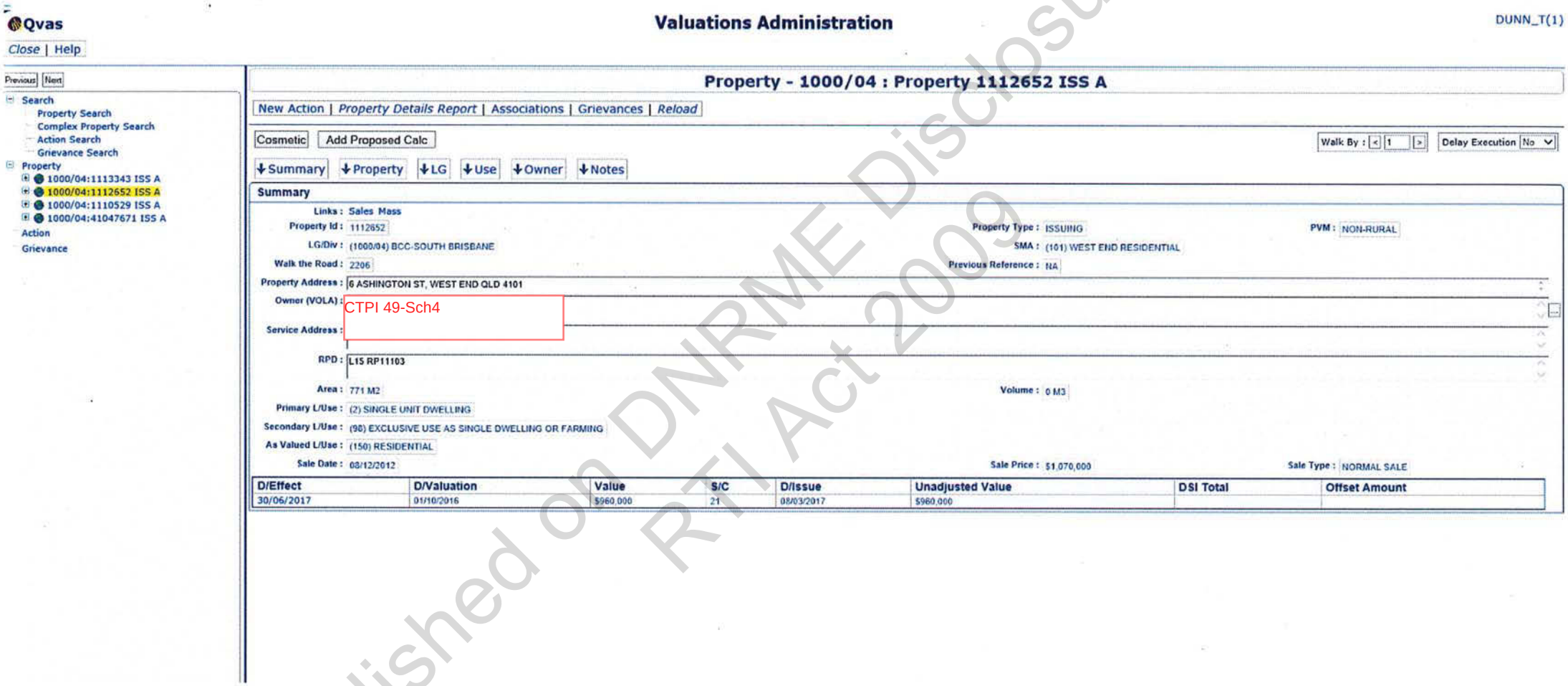

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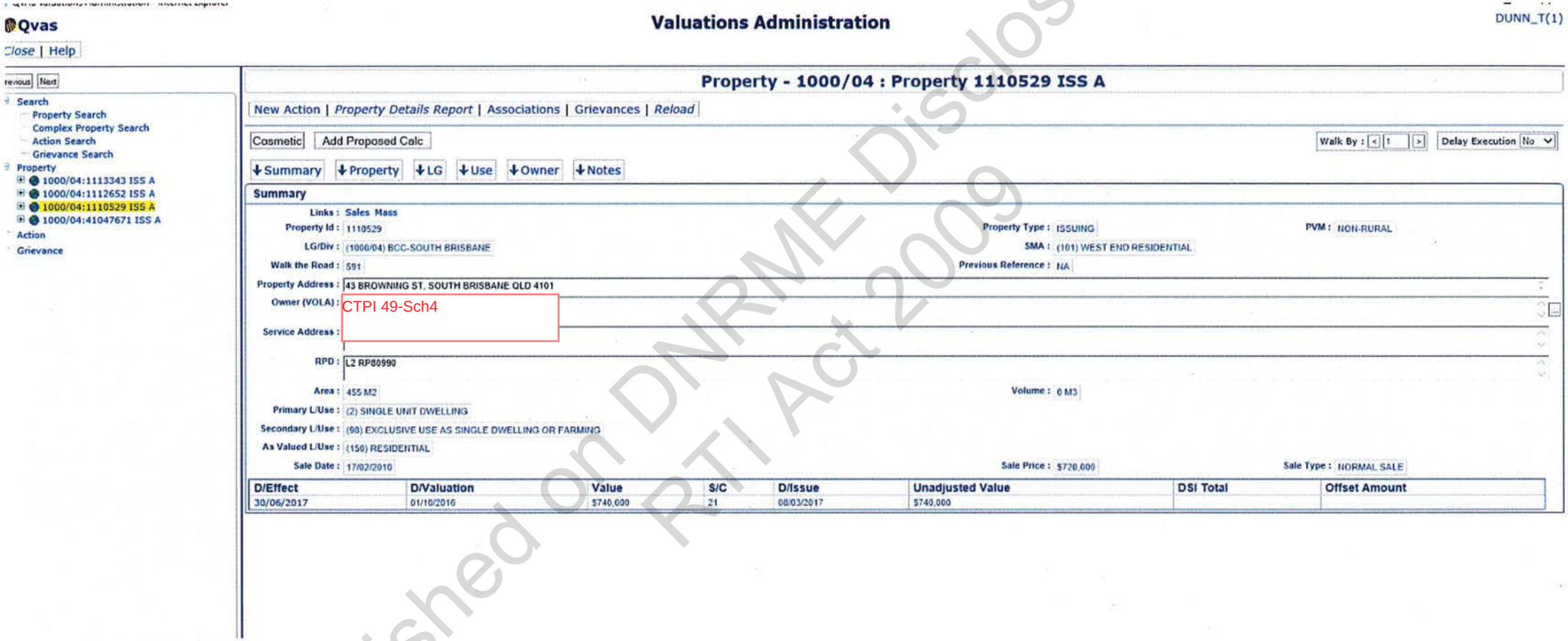

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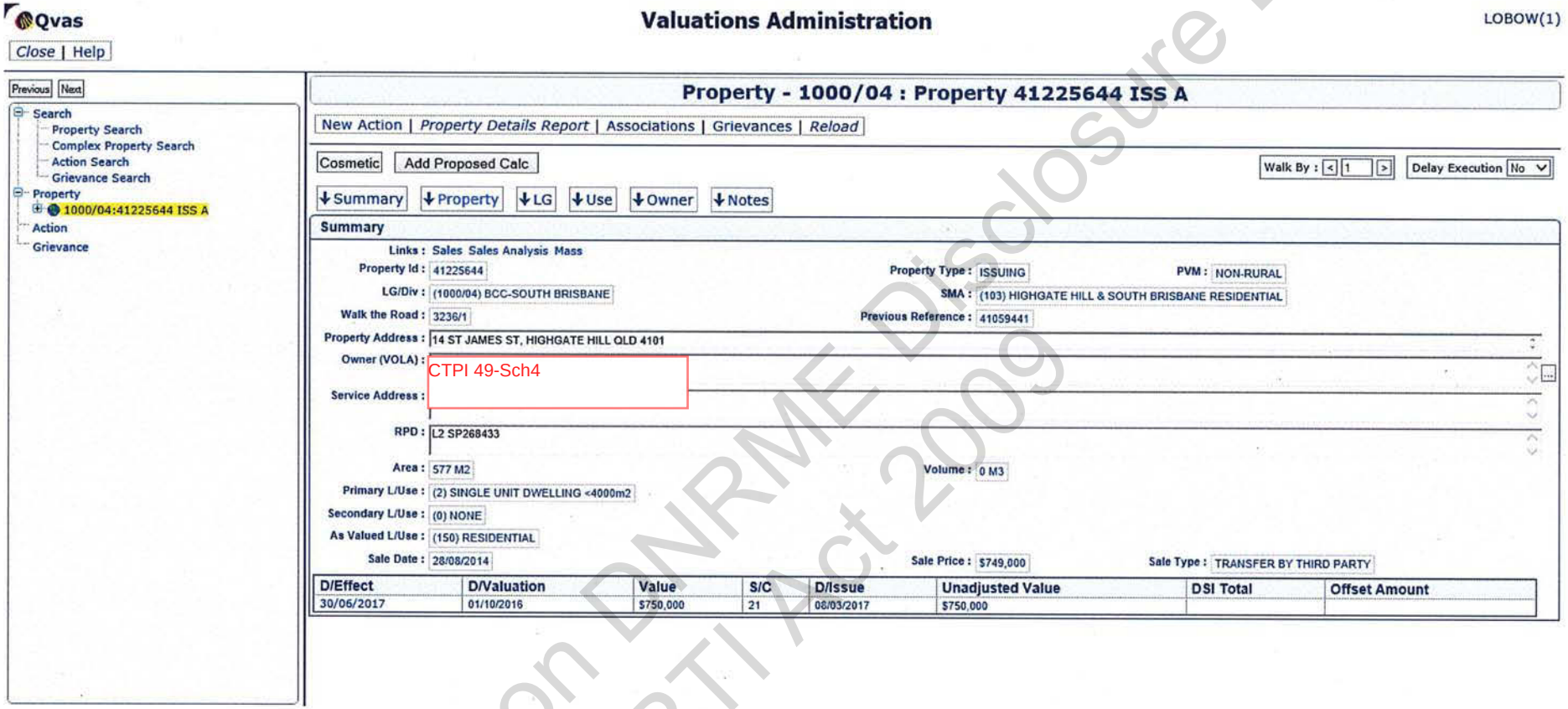

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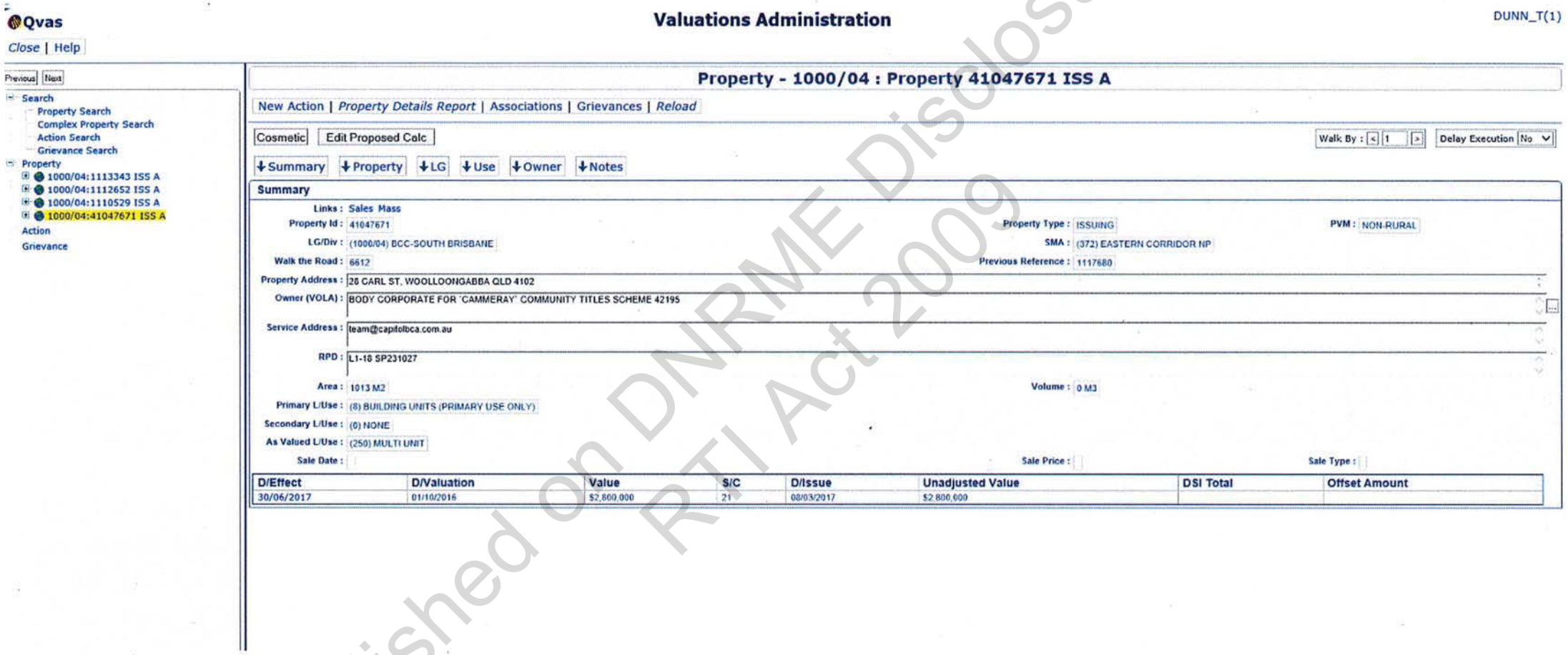

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Urban Valuation Calc Details - 1000/04:1110329 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,200,000 | DSI: No

Property Id :	1110329 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	380	Primary L/U :	(28) WAREHOUSES & BULK STORES (NON-RETAIL)
Property Area :	806 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	32 HOPE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L1 RP186715	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	LENDER SELECT PTY LTD AS TTE	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	806	LAND AREA	$4,250.00	$4,250.00	$3,425,500		
FLOODING/TIDAL SURGE (%)			-10%		-$342,550		
SHAPE (%)			-30%		-$924,885	$2,158,065	
					Total Net Value :	$2,158,065	$2,677.50
					Rounded Total :	$2,200,000	$2,729.53
					Valuation Amount :	$2,200,000	$2,729.53

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:41107832 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,950,000 | DSI: No

Property Id : 41107832 I
Walk The Road : 405
Property Area : 570 M2
Address : 17 MERIVALE ST, SOUTH BRISBANE QLD 4101
RPD : L35 SP211431
Owner : CAXTON STREET AGENCIES PTY LTD AS TTE
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (28) WAREHOUSES & BULK STORES (NON-RETAIL)
As Valued L/U : (366) COMMERCIAL TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	570	LAND AREA	$4,250.00	$4,250.00	$2,422,500		
FLOODING/TIDAL SURGE (%)			-5%		-$121,125		
SHAPE (%)			-10%		-$230,137		
SITE FACTORS (%)			-5%		-$103,562	$1,967,676	
					Total Net Value :	$1,967,676	$3,452.06

Valuation Override Value :

Rounded Total : $1,950,000 $3,421.05
Valuation Amount : $1,950,000 $3,421.05

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Urban Valuation Calc Details - 1000/04:41037091 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,900,000 | DSI: No

Property Id : 41037091 I
Walk The Road : 407/1
Property Area : 789 M2
Address : 19 MERIVALE ST, SOUTH BRISBANE QLD 4101
RPD : L33 SP211432
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (36) LIGHT INDUSTRY
As Valued L/U : (366) COMMERCIAL TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	789	LAND AREA	$4,250.00	$4,250.00	$3,353,250		
SHAPE (%)			-10%		-$335,325		
SITE FACTORS (%)			-5%		-$150,896	$2,867,029	
					Total Net Value :	$2,867,029	$3,633.75
					Rounded Total :	$2,900,000	$3,675.54
					Valuation Amount :	$2,900,000	$3,675.54

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110413 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$2,300,000	DSI:	No

Property Id :	1110413 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	493	Primary L/U :	(28) WAREHOUSES & BULK STORES (NON-RETAIL)
Property Area :	911 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	17 CORDELIA ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L137 B3137	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	THE MA INVESTMENT NO. 1 PTY LTD AS TTE	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	911	LAND AREA	$4,250.00	$4,250.00	$3,871,750		
HERITAGE (%)			-40%		-$1,548,700	$2,323,050	
					Total Net Value :	$2,323,050	$2,550.00
					Rounded Total :	$2,300,000	$2,524.70
					Valuation Amount :	$2,300,000	$2,524.70

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:41238147 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$37,000,000	DSI:	No

Property Id :	41238147 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	498	Primary L/U :	(21) RESIDENTIAL INSTITUTIONS (NON-MEDICAL CARE)
Property Area :	4658 M2	As Valued L/U :	(280) MULTI UNIT TYPE 10
Address :	1 CORDELIA ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L1 B32395	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	R&F MEGA PROPERTY PTY LTD	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	4,658	LAND AREA	$8,000.00	$8,000.00	$37,264,000		
CORNER INFLUENCE (%)			10%		+$3,726,400		
SHAPE (%)			-10%		-$4,099,040	$36,891,360	
					Total Net Value :	$36,891,360	$7,920.00

Valuation Override Value : ☐

Rounded Total :	$37,000,000	$7,943.32
Valuation Amount :	$37,000,000	$7,943.32

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Urban Valuation Calc Details - 1000/04:1110420 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,300,000 | DSI: No

Property Id : 1110420 I
Walk The Road : 500
Property Area : 911 M2
Address : 16 MANNING ST, SOUTH BRISBANE QLD 4101
RPD : L18 B3137
Owner : SHINY SHOES PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (25) PROFESSIONAL OFFICES
As Valued L/U : (365) COMMERCIAL TYPE 5
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	911	LAND AREA	$4,250.00	$4,250.00	$3,871,750		
HERITAGE (%)			-66%		-$2,555,355	$1,316,395	
					Total Net Value :	$1,316,395	$1,445.00
					Rounded Total :	$1,300,000	$1,427.00
					Valuation Amount :	$1,300,000	$1,427.00

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110452 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$10,500,000	DSI:	No

Property Id :	1110452 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	517	Primary L/U :	(1) VACANT LAND (RES<4000m2 & ALL IND/COMM)
Property Area :	3642 M2	As Valued L/U :	(277) MULTI UNIT TYPE 7
Address :	31 MANNING ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L177-178 B3137 & L5-6 RP211332 & L1-2 RP44437	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	GATEWAY CENTRAL (QLD) PTY LTD AS TTE	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	3,614	LAND AREA	$4,250.00	$4,250.00	$15,359,500		
HERITAGE (%)			-30%		-$4,607,850		
FLOODING/TIDAL SURGE (%)			-5%		-$537,582	$10,214,068	
COMMERCIAL PRINCIPAL CENTRE 1	28	LAND AREA	$4,250.00	$4,250.00	$119,000		
EASEMENT SERVICES (%)			-10%		-$11,900	$107,100	
					Total Net Value :	$10,321,168	$2,833.93
					Rounded Total :	$10,500,000	$2,883.03
					Valuation Amount :	$10,500,000	$2,883.03

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110490 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $3,400,000 | DSI: No

Property Id : 1110490 I
Walk The Road : 551/1
Property Area : 1800 M2
Address : 33 EDMONDSTONE ST, SOUTH BRISBANE QLD 4101
RPD : PTZZ L1 RP200323
Owner : GREEK ORTHODOX COMMUNITY OF ST GEORGE BRISBANE
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (47) LICENSED CLUBS
As Valued L/U : (363) COMMERCIAL TYPE 3
Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	1,800	LAND AREA	$2,250.00	$2,250.00	$4,050,000		
HERITAGE (%)			-20%		-$810,000		
STREET TO STREET (%)			10%		+$324,000		
SHAPE (%)			-5%		-$178,200	$3,385,800	
					Total Net Value :	$3,385,800	$1,881.00

Valuation Override Value : ☐

Rounded Total : $3,400,000 $1,888.89
Valuation Amount : $3,400,000 $1,888.89

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Urban Valuation Calc Details - 1000/04:40279487 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,750,000 | DSI: No

Property Id : 40279487 I
Walk The Road : 556
Property Area : 911 M2
Address : 25 EDMONDSTONE ST, SOUTH BRISBANE QLD 4101
RPD : L1-8 SP157618
Owner : BODY CORPORATE FOR 'QUINTA HOUSE' COMMUNITY TITLES SCHEME 31158
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	792	LAND AREA	$2,400.00	$2,400.00	$1,900,800		
HERITAGE (%)			-20%		-$380,160	$1,520,640	
MULTI UNIT HIGH DENSITY	119	LAND AREA	$2,400.00	$2,400.00	$285,600		
EASEMENT ACCESS (%)			-20%		-$57,120	$228,480	
					Total Net Value :	$1,749,120	$1,920.00
					Rounded Total :	$1,750,000	$1,920.97
					Valuation Amount :	$1,750,000	$1,920.97

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110493 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $5,000,000 | DSI: No

Property Id : 1110493 I
Walk The Road : 557
Property Area : 2255 M2
Address : 23 EDMONDSTONE ST, SOUTH BRISBANE QLD 4101
RPD : L1-35 BUP104660
Owner : BODY CORPORATE FOR `SOUTHBANK HERITAGE` COMMUNITY TITLES SCHEME 15826
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
As Valued L/U : (273) MULTI UNIT TYPE 3
Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
	MULTI UNIT HIGH DENSITY	1,213	LAND AREA	$2,600.00	$2,600.00	$3,153,800		
	HERITAGE (%)			-10%		-$315,380	$2,838,420	
	MULTI UNIT HIGH DENSITY	1,042	LAND AREA	$2,600.00	$2,600.00	$2,709,200		
	EASEMENT ACCESS (%)			-20%		-$541,840	$2,167,360	
						Total Net Value :	$5,005,780	$2,219.86
						Rounded Total :	$5,000,000	$2,217.29
						Valuation Amount :	$5,000,000	$2,217.29

Valuation Override Value : ☐

Calc Notes

LOCAL HERITAGE LISTED HOUSE TO NORTH-EASTERN CORNER KNOWN AS "VALETTA" CONSTRUCTED 1982. ALLOWANCE FOR HERITAGE MADE ONLY FOR HERITAGE HOUSE AS REMAINDER OF SITE REDEVELOPED.

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Urban Valuation Calc Details - 1000/04:1110496 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $990,000 | DSI: No

Property Id : 1110496 I
Walk The Road : 561
Property Area : 653 M2
Address : 15 EDMONDSTONE ST, SOUTH BRISBANE QLD 4101
RPD : L1-2 GTP1567
Owner : BODY CORPORATE FOR 'ROBINSON & JACITARA HOUSE' COMMUNITY TITLES SCHEME 21114
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (9) COMMUNITY TITLES SCHEME (STANDARD/GTP PLAN)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	653	LAND AREA	$2,400.00	$2,400.00	$1,567,200		
CORNER INFLUENCE (%)			5%		+$78,360		
HERITAGE (%)			-40%		-$658,224	$987,336	
					Total Net Value :	$987,336	$1,512.00

Valuation Override Value : ☐

Rounded Total : $990,000 $1,516.08
Valuation Amount : $990,000 $1,516.08

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Urban Valuation Calc Details - 1000/04:1110515 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$1,000,000	DSI:	No

Property Id :	1110515 I	Calc LG/Div :	1000/04 01/10/2016
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 :	HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
RPD :	L118 SP102319	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	GCZF HOLDINGS PTY LTD AS TTE	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	1,193	LAND AREA	$2,100.00	$2,100.00	$2,505,300		
SHAPE (%)			-20%		-$501,060		
HERITAGE (%)			-50%		-$1,002,120	$1,002,120	
					Total Net Value :	$1,002,120	$840.00

Valuation Override Value : ☐

Rounded Total :	$1,000,000	$838.22
Valuation Amount :	$1,000,000	$838.22

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Urban Valuation Calc Details - 1000/04:1110516 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $780,000 | DSI: No

Property Id : 1110516 I
Walk The Road : 587
Property Area : 541 M2
Address : 65 BROWNING ST, SOUTH BRISBANE QLD 4101
RPD : L1-9 BUP3376
Owner : BODY CORPORATE FOR `JARVISFIELD COURT` COMMUNITY TITLES SCHEME 11784
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	541	LAND AREA	$1,800.00	$1,800.00	$973,800		
SHAPE (%)			-20%		-$194,760	$779,040	
					Total Net Value :	$779,040	$1,440.00
					Rounded Total :	$780,000	$1,441.77
					Valuation Amount :	$780,000	$1,441.77

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110528 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,650,000 | DSI: No

Property Id : 1110528 I
Walk The Road : 590
Property Area : 911 M2
Address : 45 BROWNING ST, SOUTH BRISBANE QLD 4101
RPD : L1-7 BUP105389
Owner : BODY CORPORATE FOR '45 BROWNING STREET' COMMUNITY TITLES SCHEME 15395
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	911	LAND AREA	$2,400.00	$2,400.00	$2,186,400		
HERITAGE (%)			-25%		-$546,600	$1,639,800	
					Total Net Value :	$1,639,800	$1,800.00
					Rounded Total :	$1,650,000	$1,811.20
					Valuation Amount :	$1,650,000	$1,811.20

Valuation Override Value : ☐

Calc Notes
HERITAGE LISTED CC 1887 TERRACE HOUSES.

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Urban Valuation Calc Details - 1000/04:41173569 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$3,400,000	DSI:	No

Property Id :	41173569 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	645/1	Primary L/U :	(8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
Property Area :	907 M2	As Valued L/U :	(276) MULTI UNIT TYPE 6
Address :	35 PEEL ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L201-205,301-309,401-409,501-509,601-609,701-709,801-809,901-909,1001-1009 SP227497	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	BODY CORPORATE FOR 'THE CAPITOL APARTMENTS' COMMUNITY TITLES SCHEME 44636	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	785	LAND AREA	$4,250.00	$4,250.00	$3,336,250		
SHAPE (%)			-10%		-$333,625	$3,002,625	
COMMERCIAL PRINCIPAL CENTRE 1	122	LAND AREA	$4,250.00	$4,250.00	$518,500		
EASEMENT ACCESS (%)			-20%		-$103,700	$414,800	
					Total Net Value :	$3,417,425	$3,767.83
					Rounded Total :	$3,400,000	$3,748.62
					Valuation Amount :	$3,400,000	$3,748.62

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110606 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$2,800,000	DSI:	No

Property Id :	1110606 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	659	Primary L/U :	(28) WAREHOUSES & BULK STORES (NON-RETAIL)
Property Area :	884 M2	As Valued L/U :	(365) COMMERCIAL TYPE 5
Address :	164 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L1-3 RP1430	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	STEFAN HAIR FASHIONS PTY LTD	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	870	LAND AREA	$4,000.00	$4,000.00	$3,480,000		
HERITAGE (%)			-20%		-$696,000	$2,784,000	
					Total Net Value :	$2,784,000	$3,149.32
					Rounded Total :	$2,800,000	$3,167.42
					Valuation Amount :	$2,800,000	$3,167.42

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110609 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,000,000 | DSI: No

Property Id : 1110609 I
Walk The Road : 662
Property Area : 506 M2
Address : 190 MELBOURNE ST, SOUTH BRISBANE QLD 4101
RPD : L2 RP1429
Owner : 190 MELBOURNE STREET PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (17) RESTAURANT
As Valued L/U : (365) COMMERCIAL TYPE 5
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	506	LAND AREA	$4,250.00	$4,250.00	$2,150,500		
HERITAGE (%)			-15%		-$322,575		
CORNER INFLUENCE (%)			10%		+$182,793	$2,010,718	
					Total Net Value :	$2,010,718	$3,973.75
					Rounded Total :	$2,000,000	$3,952.57
					Valuation Amount :	$2,000,000	$3,952.57

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110612 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,500,000 | DSI: No

Property Id : 1110612 I
Walk The Road : 665
Property Area : 387 M2
Address : 193 MELBOURNE ST, SOUTH BRISBANE QLD 4101
RPD : L1 RP43877
Owner : NABS NO.2 PTY LTD AS TTE
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (30) SERVICE STATION
As Valued L/U : (366) COMMERCIAL TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	387	LAND AREA	$4,500.00	$4,500.00	$1,741,500		
CORNER INFLUENCE (%)			-5%		-$87,075		
SHAPE (%)			-10%		-$165,442	$1,488,983	
					Total Net Value :	**$1,488,983**	**$3,847.50**
					Rounded Total :	$1,500,000	$3,875.97
					Valuation Amount :	$1,500,000	$3,875.97

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110613 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $7,600,000 | DSI: No

Property Id :	1110613 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	666	Primary L/U :	(25) PROFESSIONAL OFFICES
Property Area :	1445 M2	As Valued L/U :	(350) COMMERCIAL
Address :	187 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L2 RP127207 & L1-2 RP56074	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	ARIA RESIDENTIAL PTY LTD AS TTE	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	1,445	LAND AREA	$5,000.00	$5,000.00	$7,225,000		
CORNER INFLUENCE (%)			10%		+$722,500		
SHAPE (%)			-5%		-$397,375	$7,550,125	
					Total Net Value :	$7,550,125	$5,225.00
					Rounded Total :	$7,600,000	$5,259.52
					Valuation Amount :	$7,600,000	$5,259.52

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40295883 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,200,000 | DSI: No

Property Id :	40295883 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	668	Primary L/U :	(25) PROFESSIONAL OFFICES
Property Area :	329 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	145 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L1 RP46732	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	HARRY POULOS CUSTODIAN PTY LTD AS TTE	Calc Stratification :	NONE ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	329	LAND AREA	$4,500.00	$4,500.00	$1,480,500		
HERITAGE (%)			-20%		-$296,100		
CORNER INFLUENCE (%)			5%		+$59,220		
FLOODING/TIDAL SURGE (%)			-5%		-$62,181	$1,181,439	
					Total Net Value :	$1,181,439	$3,591.00
					Rounded Total :	$1,200,000	$3,647.42
					Valuation Amount :	$1,200,000	$3,647.42

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40295882 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$1,150,000	DSI:	No

Property Id :	40295882 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	669	Primary L/U :	(25) PROFESSIONAL OFFICES
Property Area :	372 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	143 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L2 RP46732	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4 AS TTE & CTPI 49-Sch4 AS TTE	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	372	LAND AREA	$4,250.00	$4,250.00	$1,581,000		
HERITAGE (%)			-20%		-$316,200		
FLOODING/TIDAL SURGE (%)			-10%		-$126,480	$1,138,320	
					Total Net Value :	$1,138,320	$3,060.00

Valuation Override Value : ☐

Rounded Total :	$1,150,000	$3,091.40
Valuation Amount :	$1,150,000	$3,091.40

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Urban Valuation Calc Details - 1000/04:1110617 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$1,100,000	DSI:	No

Property Id :	1110617 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	670	Primary L/U :	(25) PROFESSIONAL OFFICES
Property Area :	352 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	141 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L3 RP46732	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	352	LAND AREA	$4,250.00	$4,250.00	$1,496,000		
HERITAGE (%)			-20%		-$299,200		
FLOODING/TIDAL SURGE (%)			-10%		-$119,680	$1,077,120	
					Total Net Value :	$1,077,120	$3,060.00
					Rounded Total :	$1,100,000	$3,125.00
					Valuation Amount :	$1,100,000	$3,125.00

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110618 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,000,000 | DSI: No

Property Id :	1110618 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	671	Primary L/U :	(25) PROFESSIONAL OFFICES
Property Area :	352 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	139 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L4 RP46732	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	GAILSLOW PTY LTD AS TTE	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	343	LAND AREA	$4,000.00	$4,000.00	$1,372,000		
HERITAGE (%)			-20%		-$274,400		
FLOODING/TIDAL SURGE (%)			-10%		-$109,760	$987,840	
COMMERCIAL PRINCIPAL CENTRE 1	9	LAND AREA	$4,000.00	$4,000.00	$36,000		
HERITAGE (%)			-20%		-$7,200		
EASEMENT ACCESS (%)			-10%		-$2,880	$25,920	
					Total Net Value :	$1,013,760	$2,880.00
					Rounded Total :	$1,000,000	$2,840.91
					Valuation Amount :	$1,000,000	$2,840.91

Valuation Override Value :

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Urban Valuation Calc Details - 1000/04:1110619 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,050,000 | DSI: No

Property Id : 1110619 I
Walk The Road : 672
Property Area : 349 M2
Address : 137 MELBOURNE ST, SOUTH BRISBANE QLD 4101
RPD : L5 RP46732
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (25) PROFESSIONAL OFFICES
As Valued L/U : (366) COMMERCIAL TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	349	LAND AREA	$4,250.00	$4,250.00	$1,483,250		
HERITAGE (%)			-20%		-$296,650		
FLOODING/TIDAL SURGE (%)			-10%		-$118,660	$1,067,940	
					Total Net Value :	$1,067,940	$3,060.00
					Rounded Total :	$1,050,000	$3,008.60
					Valuation Amount :	$1,050,000	$3,008.60

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110625 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,350,000 | DSI: No

Property Id : 1110625 I
Walk The Road : 678
Property Area : 395 M2
Address : 107 MELBOURNE ST, SOUTH BRISBANE QLD 4101
RPD : L7-9 RP42480
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (3) MULTI UNIT DWELLING (FLATS)
As Valued L/U : (276) MULTI UNIT TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	395	LAND AREA	$4,250.00	$4,250.00	$1,678,750		
HERITAGE (%)			-20%		-$335,750		
STREET TO STREET (%)			5%		+$67,150		
FLOODING/TIDAL SURGE (%)			-5%		-$70,507	$1,339,643	
					Total Net Value :	$1,339,643	$3,391.50
					Rounded Total :	$1,350,000	$3,417.72
					Valuation Amount :	$1,350,000	$3,417.72

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110626 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$1,450,000	DSI:	No

Property Id :	1110626 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	679	Primary L/U :	(10) COMBINED MULTI DWELLING & SHOPS
Property Area :	364 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	105 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	LA AP23012:PO 240254 & L6 RP42480	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	MERIVALE STREET PTY LTD	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	LANCHESTERS

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	364	LAND AREA	**$4,500.00**	**$4,500.00**	$1,638,000		
HERITAGE (%)			-20%		-$327,600		
CORNER INFLUENCE (%)			10%		+$131,040	$1,441,440	
					Total Net Value :	**$1,441,440**	**$3,960.00**

Valuation Override Value : ☐

Rounded Total :	$1,450,000	$3,983.52
Valuation Amount :	$1,450,000	$3,983.52

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Urban Valuation Calc Details - 1000/04:41043852 F A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$1,400,000	DSI:	No

Property Id :	41043852 F	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	679/00002	Primary L/U :	(10) COMBINED MULTI DWELLING & SHOPS
Property Area :	352 M2	As Valued L/U :	(366) COMMERCIAL TYPE 6
Address :	105 MELBOURNE ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L6 RP42480	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	MERIVALE STREET PTY LTD	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	KUNNATHS

Net Rate Calculator

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
COMMERCIAL MIXED USE	352	LAND AREA	$4,500.00	$4,500.00	$1,584,000		
CORNER INFLUENCE (%)			10%		+$158,400		
HERITAGE (%)			-20%		-$348,480	$1,393,920	
					Total Net Value :	$1,393,920	$3,960.00
					Rounded Total :	$1,400,000	$3,977.27
					Valuation Amount :	$1,400,000	$3,977.27

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110628 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $3,000,000 | DSI: No

Property Id : 1110628 I
Walk The Road : 684
Property Area : 789 M2
Address : 71 MELBOURNE ST, SOUTH BRISBANE QLD 4101
RPD : L1 RP43539
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (42) HOTEL/TAVERN
As Valued L/U : (366) COMMERCIAL TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	789	LAND AREA	$4,250.00	$4,250.00	$3,353,250		
CORNER INFLUENCE (%)			10%		+$335,325		
HERITAGE (%)			-20%		-$737,715	$2,950,860	
					Total Net Value :	$2,950,860	$3,740.00
					Rounded Total :	$3,000,000	$3,802.28
					Valuation Amount :	$3,000,000	$3,802.28

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110630 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $570,000 | DSI: No

Property Id : 1110630 I
Walk The Road : 686
Property Area : 159 M2
Address : 39 MELBOURNE ST, SOUTH BRISBANE QLD 4101
RPD : L3 RP44996
Owner : SENTOSA HOLDINGS PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (25) PROFESSIONAL OFFICES
As Valued L/U : (366) COMMERCIAL TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	159	LAND AREA	$4,500.00	$4,500.00	$715,500		
HERITAGE (%)			-20%		-$143,100		
CORNER INFLUENCE (%)			10%		+$57,240		
FLOODING/TIDAL SURGE (%)			-10%		-$62,964	$566,676	
					Total Net Value :	$566,676	$3,564.00
					Rounded Total :	$570,000	$3,584.91
					Valuation Amount :	$570,000	$3,584.91

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110646 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $730,000 | DSI: No

Property Id :	1110646 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	705	Primary L/U :	(11) SHOP-SINGLE
Property Area :	288 M2	As Valued L/U :	(350) COMMERCIAL
Address :	87 RUSSELL ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L1 RP56494	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	288	LAND AREA	$3,000.00	$3,000.00	$864,000		
SHAPE (%)			-10%		-$86,400		
FLOODING/TIDAL SURGE (%)			-10%		-$77,760		
EXPOSURE (%)			-10%		-$69,984		
EXPOSURE (%)			10%		+$62,986		
ACCESS REAR (%)			5%		+$34,642	$727,484	
					Total Net Value :	$727,484	$2,525.99
					Rounded Total :	$730,000	$2,534.72
					Valuation Amount :	$730,000	$2,534.72

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110668 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$2,300,000	DSI:	No

Property Id :	1110668 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	737	Primary L/U :	(11) SHOP-SINGLE
Property Area :	921 M2	As Valued L/U :	(362) COMMERCIAL TYPE 2
Address :	31 GLENELG ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L104 RP890205	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	25 GLENELG PTY LTD	Calc Stratification :	S212 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
	COMMERCIAL MIXED USE	921	LAND AREA	$3,500.00	$3,500.00	$3,223,500		
	HERITAGE (%)			-30%		-$967,050	$2,256,450	
						Total Net Value :	$2,256,450	$2,450.00
						Rounded Total :	$2,300,000	$2,497.29
						Valuation Amount :	$2,300,000	$2,497.29

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110777 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $690,000 | DSI: No

Property Id :	1110777 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	871	Primary L/U :	(12) SHOPPING GROUP (MORE THAN 6 SHOPS)
Property Area :	291 M2	As Valued L/U :	(350) COMMERCIAL
Address :	74 VULTURE ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L2 RP11157	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	291	LAND AREA	$2,700.00	$2,700.00	$785,700		
FLOODING/TIDAL SURGE (%)			-10%		-$78,570		
SHAPE (%)			-2%		-$14,143	$692,987	
					Total Net Value :	$692,987	$2,381.40
					Rounded Total :	$690,000	$2,371.13
					Valuation Amount :	$690,000	$2,371.13

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110780 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value: $950,000	DSI: No

Property Id :	1110780 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	875	Primary L/U :	(3) MULTI UNIT DWELLING (FLATS)
Property Area :	706 M2	As Valued L/U :	(250) MULTI UNIT
Address :	96 VULTURE ST, WEST END QLD 4101	Indic. Planning :	LOW-MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX)
RPD :	L1 RP1457	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
MULTI UNIT LOW DENSITY	677	LAND AREA	$2,000.00	$2,000.00	$1,354,000		
SHAPE (%)			-20%		-$270,800		
ACCESS DIFFICULTIES/LIMITED (%)			-15%		-$162,480	$920,720	
MULTI UNIT LOW DENSITY	29	LAND AREA	$2,000.00	$2,000.00	$58,000		
EASEMENT ACCESS (%)			-50%		-$29,000	$29,000	
					Total Net Value :	$949,720	$1,345.21
					Rounded Total :	$950,000	$1,345.61
					Valuation Amount :	$950,000	$1,345.61

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110783 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $640,000 | DSI: No

Property Id :	1110783 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	878	Primary L/U :	(11) SHOP-SINGLE
Property Area :	589 M2	As Valued L/U :	(350) COMMERCIAL
Address :	106 VULTURE ST, WEST END QLD 4101	Indic. Planning :	HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
RPD :	L1 RP1454	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	589	LAND AREA	$2,000.00	$2,000.00	$1,178,000		
SHAPE (%)			-40%		-$471,200		
FLOODING/TIDAL SURGE (%)			-10%		-$70,680	$636,120	
					Total Net Value :	$636,120	$1,080.00
					Rounded Total :	$640,000	$1,086.59
					Valuation Amount :	$640,000	$1,086.59

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110784 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$3,400,000	DSI:	No

Property Id :	1110784 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	879	Primary L/U :	(7) GUEST HOUSE/PRIVATE HOTEL
Property Area :	2119 M2	As Valued L/U :	(273) MULTI UNIT TYPE 3
Address :	110 VULTURE ST, WEST END QLD 4101	Indic. Planning :	HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
RPD :	L4 RP895808	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	2,097	LAND AREA	$2,000.00	$2,000.00	$4,194,000		
STREET TO STREET (%)			-5%		-$209,700		
FLOODING/TIDAL SURGE (%)			-10%		-$398,430		
SHAPE (%)			-5%		-$179,293	$3,406,577	
MULTI UNIT HIGH DENSITY	22	LAND AREA	$2,000.00	$2,000.00	$44,000		
EASEMENT ACCESS (%)			-20%		-$8,800	$35,200	
					Total Net Value :	$3,441,777	$1,624.25
					Rounded Total :	$3,400,000	$1,604.53
					Valuation Amount :	$3,400,000	$1,604.53

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1110793 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $840,000 | DSI: No

Property Id : 1110793 I
Walk The Road : 888
Property Area : 536 M2
Address : 180 VULTURE ST, SOUTH BRISBANE QLD 4101
RPD : L1-3 BUP13526 & L4-5 SP240780
Owner : BODY CORPORATE FOR 'DE MASTERVILLES' COMMUNITY TITLES SCHEME 2143
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : CHARACTER RESIDENTIAL (INFILL HOUSING)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S212 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	536	LAND AREA	$3,500.00	$3,500.00	$1,876,000		
HERITAGE (%)			-55%		-$1,031,800	$844,200	
					Total Net Value :	$844,200	$1,575.00
					Rounded Total :	$840,000	$1,567.16
					Valuation Amount :	$840,000	$1,567.16

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1312950 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,150,000 | DSI: No

Property Id :	1312950 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1072	Primary L/U :	(25) PROFESSIONAL OFFICES
Property Area :	810 M2	As Valued L/U :	(350) COMMERCIAL
Address :	195 VULTURE ST, HIGHGATE HILL QLD 4101	Indic. Planning :	NEIGHBOURHOOD CENTRE
RPD :	L1 RP11718 & L1 RP11719	SMA :	(301) SOUTH FRINGE COMMERCIAL
Owner :	THE MA INVESTMENT NO.1 PTY LTD AS TTE	Calc Stratification :	S302 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL NEIGHBOURHOOD CENTRE	810	LAND AREA	$1,500.00	$1,500.00	$1,215,000		
STREET TO STREET (%)			5%		+$60,750		
SHAPE (%)			-10%		-$127,575	$1,148,175	
					Total Net Value :	$1,148,175	$1,417.50
					Rounded Total :	$1,150,000	$1,419.75
					Valuation Amount :	$1,150,000	$1,419.75

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40122955 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,300,000 | DSI: No

Property Id :	40122955 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1104	Primary L/U :	(51) RELIGIOUS
Property Area :	1441 M2	As Valued L/U :	(650) SPECIAL PURPOSES
Address :	113 VULTURE ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L4 RP11750 & L4 RP11807	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (Q)	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	1,441	LAND AREA	$2,250.00	$2,250.00	$3,242,250		
HERITAGE (%)			-60%		-$1,945,350	$1,296,900	
					Total Net Value :	$1,296,900	$900.00
					Rounded Total :	$1,300,000	$902.15
					Valuation Amount :	$1,300,000	$902.15

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111309 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $760,000 | DSI: No

Property Id :	1111309 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1111	Primary L/U :	(13) SHOPPING GROUP (2 TO 6 SHOPS)
Property Area :	374 M2	As Valued L/U :	(350) COMMERCIAL
Address :	79 VULTURE ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L33 RP11163	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	374	LAND AREA	$2,700.00	$2,700.00	$1,009,800		
CORNER INFLUENCE (%)			5%		+$50,490		
HERITAGE (%)			-20%		-$212,058		
FLOODING/TIDAL SURGE (%)			-10%		-$84,823	$763,409	
					Total Net Value :	$763,409	$2,041.20

Valuation Override Value : ☐

Rounded Total : $760,000 $2,032.09

Valuation Amount : $760,000 $2,032.09

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Urban Valuation Calc Details - 1000/04:1111310 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $670,000 | DSI: No

Property Id : 1111310 I
Walk The Road : 1112
Property Area : 276 M2
Address : 75 VULTURE ST, WEST END QLD 4101
RPD : L2 RP11164
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (13) SHOPPING GROUP (2 TO 6 SHOPS)
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	276	LAND AREA	$2,700.00	$2,700.00	$745,200		
HERITAGE (%)			-10%		-$74,520	$670,680	
					Total Net Value :	$670,680	$2,430.00
					Rounded Total :	$670,000	$2,427.54
					Valuation Amount :	$670,000	$2,427.54

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111316 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$420,000	DSI:	No

Property Id :	1111316 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1118	Primary L/U :	(13) SHOPPING GROUP (2 TO 6 SHOPS)
Property Area :	268 M2	As Valued L/U :	(350) COMMERCIAL
Address :	61 VULTURE ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L81 RP11166	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	268	LAND AREA	$2,250.00	$2,250.00	$603,000		
HERITAGE (%)			-30%		-$180,900	$422,100	
					Total Net Value :	$422,100	$1,575.00
					Rounded Total :	$420,000	$1,567.16
					Valuation Amount :	$420,000	$1,567.16

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111322 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,050,000 | DSI: No

Property Id : 1111322 I
Walk The Road : 1124
Property Area : 498 M2
Address : 41 VULTURE ST, WEST END QLD 4101
RPD : L1 RP11196
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (36) LIGHT INDUSTRY
As Valued L/U : (250) MULTI UNIT
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	498	LAND AREA	$2,250.00	$2,250.00	$1,120,500		
SHAPE (%)			-5%		-$56,025	$1,064,475	
					Total Net Value :	$1,064,475	$2,137.50
					Rounded Total :	$1,050,000	$2,108.43
					Valuation Amount :	$1,050,000	$2,108.43

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40622307 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$20,000,000	DSI:	No

Property Id :	40622307 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1136/1	Primary L/U :	(8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
Property Area :	2621 M2	As Valued L/U :	(370) COMMERCIAL TYPE 10
Address :	40-46 BOUNDARY ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L101-123,201-215,301-319 SP143308	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	BODY CORPORATE FOR `SILHOUETTE APARTMENTS` COMMUNITY TITLES SCHEME 33593	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	2,621	LAND AREA	$8,000.00	$8,000.00	$20,968,000		
STREET TO STREET (%)			5%		+$1,048,400		
SHAPE (%)			-10%		-$2,201,640	$19,814,760	
					Total Net Value :	$19,814,760	$7,560.00

Valuation Override Value : ☐

Rounded Total :	$20,000,000	$7,630.68
Valuation Amount :	$20,000,000	$7,630.68

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Urban Valuation Calc Details - 1000/04:1111335 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,400,000 | DSI: No

Property Id : 1111335 I
Walk The Road : 1138
Property Area : 905 M2
Address : 68 BOUNDARY ST, WEST END QLD 4101
RPD : L1 RP113820
Owner : HIPMONT PTY LTD AS TTE
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (13) SHOPPING GROUP (2 TO 6 SHOPS)
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	905	LAND AREA	$3,000.00	$3,000.00	$2,715,000		
CORNER INFLUENCE (%)			10%		+$271,500		
SHAPE (%)			-10%		-$298,650		
FLOODING/TIDAL SURGE (%)			-10%		-$268,785	$2,419,065	
					Total Net Value :	$2,419,065	$2,673.00

Valuation Override Value : ☐

Rounded Total : $2,400,000 $2,651.93
Valuation Amount : $2,400,000 $2,651.93

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Urban Valuation Calc Details - 1000/04:1111337 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,600,000 | DSI: No

Property Id : 1111337 I
Walk The Road : 1140
Property Area : 1192 M2
Address : 94 BOUNDARY ST, WEST END QLD 4101
RPD : L1-6 BUP105224
Owner : BODY CORPORATE FOR '94 BOUNDARY STREET' COMMUNITY TITLES SCHEME 15495
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	1,052	LAND AREA	$2,700.00	$2,700.00	$2,840,400		
FLOODING/TIDAL SURGE (%)			-10%		-$284,040		
SHAPE (%)			-10%		-$255,636	$2,300,724	
COMMERCIAL DISTRICT CENTRE 1	140	LAND AREA	$2,700.00	$2,700.00	$378,000		
FLOODING/TIDAL SURGE (%)			-10%		-$37,800		
EASEMENT SERVICES (%)			-20%		-$68,040	$272,160	
					Total Net Value :	$2,572,884	$2,158.46
					Rounded Total :	$2,600,000	$2,181.21
					Valuation Amount :	$2,600,000	$2,181.21

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111339 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $650,000 | DSI: No

Property Id : 1111339 I
Walk The Road : 1142
Property Area : 268 M2
Address : 106 BOUNDARY ST, WEST END QLD 4101
RPD : L2 RP56494
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (13) SHOPPING GROUP (2 TO 6 SHOPS)
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	268	LAND AREA	$3,000.00	$3,000.00	$804,000		
SHAPE (%)			-10%		-$80,400		
FLOODING/TIDAL SURGE (%)			-10%		-$72,360	$651,240	
					Total Net Value :	$651,240	$2,430.00
					Rounded Total :	$650,000	$2,425.37
					Valuation Amount :	$650,000	$2,425.37

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40216913 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,900,000 | DSI: No

Property Id : 40216913 I
Walk The Road : 1143
Property Area : 1485 M2
Address : 120A BOUNDARY ST, WEST END QLD 4101
RPD : L1-3 RP53315 & L1 RP92619
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (30) SERVICE STATION
As Valued L/U : (350) COMMERCIAL
Indic. Planning : LOW-MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX), DISTR...
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	1,331	LAND AREA	$2,700.00	$2,700.00	$3,593,700		
CORNER INFLUENCE (%)			5%		+$179,685		
FLOODING/TIDAL SURGE (%)			-10%		-$377,338		
SHAPE (%)			-20%		-$679,209	$2,716,838	
COMMERCIAL DISTRICT CENTRE 1	154	LAND AREA	$2,700.00	$2,700.00	$415,800		
FLOODING/TIDAL SURGE (%)			-10%		-$41,580		
EASEMENT ACCESS (%)			-20%		-$74,844		
SHAPE (%)			-20%		-$59,875	$239,501	
					Total Net Value :	$2,956,339	$1,990.80
					Rounded Total :	$3,000,000	$2,020.20
					Valuation Amount :	$2,900,000	$1,952.86

Valuation Override Value : $2,900,000

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Urban Valuation Calc Details - 1000/04:1111348 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $910,000 | DSI: No

Property Id :	1111348 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1151	Primary L/U :	(17) RESTAURANT
Property Area :	336 M2	As Valued L/U :	(350) COMMERCIAL
Address :	142 BOUNDARY ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L13 RP1456	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	336	LAND AREA	$3,000.00	$3,000.00	$1,008,000		
HERITAGE (%)			-10%		-$100,800	$907,200	
					Total Net Value :	$907,200	$2,700.00
					Rounded Total :	$910,000	$2,708.33
					Valuation Amount :	$910,000	$2,708.33

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111349 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,250,000 | DSI: No

Property Id : 1111349 I
Walk The Road : 1152
Property Area : 526 M2
Address : 144 BOUNDARY ST, WEST END QLD 4101
RPD : L5 RP112005
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (13) SHOPPING GROUP (2 TO 6 SHOPS)
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	447	LAND AREA	$3,000.00	$3,000.00	$1,341,000		
ACCESS SIDE (%)			5%		+$67,050		
SHAPE (%)			-20%		-$281,610	$1,126,440	
COMMERCIAL DISTRICT CENTRE 1	79	LAND AREA	$3,000.00	$3,000.00	$237,000		
EASEMENT ACCESS (%)			-50%		-$118,500		
SHAPE (%)			-20%		-$23,700	$94,800	
					Total Net Value :	$1,221,240	$2,321.75
					Rounded Total :	$1,200,000	$2,281.37
					Valuation Amount :	$1,250,000	$2,376.43

Valuation Override Value : $1,250,000

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Urban Valuation Calc Details - 1000/04:1111443 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$510,000	DSI:	No

Property Id :	1111443 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1235	Primary L/U :	(11) SHOP-SINGLE
Property Area :	334 M2	As Valued L/U :	(350) COMMERCIAL
Address :	235 BOUNDARY ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L15 RP11163	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	334	LAND AREA	$1,900.00	$1,900.00	$634,600		
HERITAGE (%)			-20%		-$126,920	$507,680	
					Total Net Value :	$507,680	$1,520.00
					Rounded Total :	$510,000	$1,526.95
					Valuation Amount :	$510,000	$1,526.95

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111457 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $660,000 | DSI: No

Property Id : 1111457 I
Walk The Road : 1249
Property Area : 245 M2
Address : 201 BOUNDARY ST, WEST END QLD 4101
RPD : L2 RP45291
Owner : HONEYSUCKLE CREEK PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (25) PROFESSIONAL OFFICES
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	245	LAND AREA	$3,000.00	$3,000.00	$735,000		
HERITAGE (%)			-10%		-$73,500	$661,500	
					Total Net Value :	$661,500	$2,700.00
					Rounded Total :	$660,000	$2,693.88
					Valuation Amount :	$660,000	$2,693.88

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111458 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$630,000	DSI:	No

Property Id :	1111458 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1250	Primary L/U :	(13) SHOPPING GROUP (2 TO 6 SHOPS)
Property Area :	233 M2	As Valued L/U :	(350) COMMERCIAL
Address :	199 BOUNDARY ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L2 RP11158	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	233	LAND AREA	$3,000.00	$3,000.00	$699,000		
HERITAGE (%)			-10%		-$69,900	$629,100	
					Total Net Value :	$629,100	$2,700.00
					Rounded Total :	$630,000	$2,703.86
					Valuation Amount :	$630,000	$2,703.86

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40016465 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,050,000 | DSI: No

Property Id :	40016465 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1251	Primary L/U :	(13) SHOPPING GROUP (2 TO 6 SHOPS)
Property Area :	448 M2	As Valued L/U :	(350) COMMERCIAL
Address :	197 BOUNDARY ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L34 SP108857	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CONDRA NO. 26 PTY LTD	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	448	LAND AREA	$2,900.00	$2,900.00	$1,299,200		
HERITAGE (%)			-20%		-$259,840	$1,039,360	
					Total Net Value :	$1,039,360	$2,320.00
					Rounded Total :	$1,050,000	$2,343.75
					Valuation Amount :	$1,050,000	$2,343.75

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1312782 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,600,000 | DSI: No

Property Id : 1312782 I
Walk The Road : 1258
Property Area : 1138 M2
Address : 173 BOUNDARY ST, WEST END QLD 4101
RPD : L10-11 RP11147
Owner : HONEYSUCKLE CREEK PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (13) SHOPPING GROUP (2 TO 6 SHOPS)
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	1,138	LAND AREA	$2,700.00	$2,700.00	$3,072,600		
HERITAGE (%)			-10%		-$307,260		
FLOODING/TIDAL SURGE (%)			-10%		-$276,534		
STREET TO STREET (%)			5%		+$124,440	$2,613,246	
					Total Net Value :	$2,613,246	$2,296.35

Valuation Override Value : ☐

Rounded Total : $2,600,000 $2,284.71
Valuation Amount : $2,600,000 $2,284.71

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Urban Valuation Calc Details - 1000/04:1111473 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value: $860,000	DSI: No

Property Id :	1111473 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1265	Primary L/U :	(10) COMBINED MULTI DWELLING & SHOPS
Property Area :	359 M2	As Valued L/U :	(350) COMMERCIAL
Address :	141 BOUNDARY ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L4 RP54302	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	359	LAND AREA	$3,000.00	$3,000.00	$1,077,000		
HERITAGE (%)			-20%		-$215,400	$861,600	
					Total Net Value :	$861,600	$2,400.00
					Rounded Total :	$860,000	$2,395.54
					Valuation Amount :	$860,000	$2,395.54

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111474 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,600,000 | DSI: No

Property Id : 1111474 I
Walk The Road : 1266
Property Area : 1215 M2
Address : 137 BOUNDARY ST, WEST END QLD 4101
RPD : L3-5 RP10881
Owner : THE OZ PUB GROUP PTY LTD AS TTE
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (42) HOTEL/TAVERN
As Valued L/U : (350) COMMERCIAL
Indic. Planning : DISTRICT CENTRE (DISTRICT)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S213 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL DISTRICT CENTRE 1	1,214	LAND AREA	$2,700.00	$2,700.00	$3,277,800		
HERITAGE (%)			-20%		-$655,560	$2,622,240	
					Total Net Value :	$2,622,240	$2,158.22
					Rounded Total :	$2,600,000	$2,139.92
					Valuation Amount :	$2,600,000	$2,139.92

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:41468516 I A

LOBOW(1)

Finalised Yes | Complex Yes

Date of Valuation :	01/10/2016	Value:	$26,500,000	DSI:	No

Property Id :	41468516 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1269/11	Primary L/U :	(72) SUBDIVIDED LAND (LG RATES VALUATION DISCOUNT)
Property Area :	2.174 HA	As Valued L/U :	(250) MULTI UNIT
Address :	111 BOUNDARY ST, WEST END QLD 4101	Indic. Planning :	DISTRICT CENTRE (DISTRICT)
RPD :	L3 SP283500	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	UNIACKE PTY LTD	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	KUNNATHS

Professional Fees :	%
Interest Allowance :	%
Council Rates :	%
Land Tax :	%
Approval Period :	mths
Construction Period :	mths
Base Value for Holding Charges :	

Net Rate Calculator

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
COMMERCIAL MIXED USE	15,470	LAND AREA	$1,400.00	$1,400.00	$21,658,000		
FRONTAGE (%)			10%		+$2,165,800		
ACCESS REAR (%)			10%		+$2,382,380		
SHAPE (%)			-10%		-$2,620,618		
FLOODING/TIDAL SURGE (%)			-10%		-$2,358,556	$21,227,006	
COMMERCIAL MIXED USE	6,270	LAND AREA	$1,400.00	$1,400.00	$8,778,000		
FRONTAGE (%)			10%		+$877,800		
ACCESS REAR (%)			10%		+$965,580		
SHAPE (%)			-10%		-$1,062,138		
FLOODING/TIDAL SURGE (%)			-10%		-$955,924		
HERITAGE (%)			-30%		-$2,580,995		
EASEMENT DRAINAGE (%)			-5%		-$301,116	$5,721,207	
					Total Net Value :	$26,948,213	$1,239.57

Dollar Rate Allowances

Improvement	Quantity	Rate Type	Applied Rate	Dep'n	Share(0-1)			
CONTAMINATION	32610.0	M3	-$10.00	0%		-$326,100		
			Professional Fees			$0		
			Interest(Depreciated)	0%		$0		
			Site Works Totals			-$326,100	$26,622,113	$1,224.57

Interest and Holding

Holding Charges		$0		
Interest On Land		$0		
Interest & Holding Totals		$0	$26,622,113	$1,224.57

Valuation Override Value : ☐

Rounded Total :	$26,500,000	$1,218.95
Valuation Amount :	$26,500,000	$1,218.95

Calc Notes

SOUTHBRISBANE RIVERSIDE NP;NPP003 VULTURE ST BOUNDARY ST PRECINCT CODE 15 STOREYS ,BUILDING 15 STOREY TOWERS . .6270 M2 OCCUPIED BY HERITAGE BUILDINGS AND A BUILDING TO BE RETAINED.APPROX 63M2 EASEMENT(DRAINAGE) LOCATED IN AREA OCCUPIED BY HERITAGE BUILDINGS.ADDITIONAL 5% ALLOWANCE IS GIVEN TO THE HERITAGE AREA OWING TO THE PRESENCE OF EASEMENT.

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Urban Valuation Calc Details - 1000/04:41215883 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $7,100,000 | DSI: No

Property Id : 41215883 I
Walk The Road : 1283
Property Area : 1576 M2
Address : 45 BOUNDARY ST, SOUTH BRISBANE QLD 4101
RPD : L1-3,101-107,201-211,301-311,401-411,501-511,601-611,701-711,801-811,901-911,1001-1011,1101-1106,1201-1207,1301-1307,1401-1406,1501-1506 SP248893
Owner : BODY CORPORATE FOR 'CANVAS SOUTH BRISBANE' COMMUNITY TITLES SCHEME 46132
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
As Valued L/U : (279) MULTI UNIT TYPE 9
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	1,576	LAND AREA	$5,000.00	$5,000.00	$7,880,000		
SHAPE (%)			-10%		-$788,000	$7,092,000	
					Total Net Value :	$7,092,000	$4,500.00
					Rounded Total :	$7,100,000	$4,505.08
					Valuation Amount :	$7,100,000	$4,505.08

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1295301 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $5,900,000 | DSI: No

Property Id : 1295301 I
Walk The Road : 1286/1
Property Area : 1567 M2
Address : 35 BOUNDARY ST, SOUTH BRISBANE QLD 4101
RPD : L37 SP100531
Owner : PERPETUAL CORPORATE TRUST LIMITED
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (25) PROFESSIONAL OFFICES
As Valued L/U : (350) COMMERCIAL
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : NONE ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	1,567	LAND AREA	$4,200.00	$4,200.00	$6,581,400		
SHAPE (%)			-10%		-$658,140	$5,923,260	
					Total Net Value :	$5,923,260	$3,780.00
					Rounded Total :	$5,900,000	$3,765.16
					Valuation Amount :	$5,900,000	$3,765.16

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111493 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $3,300,000 | DSI: No

Property Id :	1111493 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1287/1	Primary L/U :	(35) GENERAL INDUSTRY
Property Area :	1463 M2	As Valued L/U :	(279) MULTI UNIT TYPE 9
Address :	29 BOUNDARY ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L36 SP100531	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	PARMALAT AUSTRALIA LTD	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	1,418	LAND AREA	**$4,250.00**	**$4,250.00**	$6,026,500		
SHAPE (%)			-40%		-$2,410,600		
FLOODING/TIDAL SURGE (%)			-10%		-$361,590	$3,254,310	
COMMERCIAL PRINCIPAL CENTRE 1	45	LAND AREA	**$4,250.00**	**$4,250.00**	$191,250		
EASEMENT SERVICES (%)			-20%		-$38,250		
SHAPE (%)			-40%		-$61,200		
FLOODING/TIDAL SURGE (%)			-10%		-$9,180	$82,620	
					Total Net Value :	**$3,336,930**	**$2,280.88**
					Rounded Total :	$3,300,000	$2,255.64
					Valuation Amount :	$3,300,000	$2,255.64

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111493 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$3,300,000
DSI:	No		

Property Id :	1111493 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1287/1	Primary L/U :	(35) GENERAL INDUSTRY
Property Area :	1463 M2	As Valued L/U :	(279) MULTI UNIT TYPE 9
Address :	29 BOUNDARY ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L36 SP100531	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	PARMALAT AUSTRALIA LTD	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	1,418	LAND AREA	$4,250.00	$4,250.00	$6,026,500		
SHAPE (%)			-40%		-$2,410,600		
FLOODING/TIDAL SURGE (%)			-10%		-$361,590	$3,254,310	
COMMERCIAL PRINCIPAL CENTRE 1	45	LAND AREA	$4,250.00	$4,250.00	$191,250		
EASEMENT SERVICES (%)			-20%		-$38,250		
SHAPE (%)			-40%		-$61,200		
FLOODING/TIDAL SURGE (%)			-10%		-$9,180	$82,620	
					Total Net Value :	$3,336,930	$2,280.88
					Rounded Total :	$3,300,000	$2,255.64
					Valuation Amount :	$3,300,000	$2,255.64

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40364996 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $560,000 | DSI: No

Property Id : 40364996 I
Walk The Road : 1297/1
Property Area : 627 M2
Address : 8 BOUNDARY ST, SOUTH BRISBANE QLD 4101
RPD : L53 SP117122:SUBLEASED
Owner : PARMALAT AUSTRALIA LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (22) CAR PARK
As Valued L/U : (368) COMMERCIAL TYPE 8
Indic. Planning : SPECIAL PURPOSE (TRANSPORT INFRASTRUCTURE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
SPECIAL USE	627	LAND AREA	$1,100.00	$1,100.00	$689,700		
SHAPE (%)			-10%		-$68,970		
FLOODING/TIDAL SURGE (%)			-10%		-$62,073	$558,657	
					Total Net Value :	$558,657	$891.00
					Rounded Total :	$560,000	$893.14
					Valuation Amount :	$560,000	$893.14

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111505 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $38,500,000 | DSI: No

Property Id : 1111505 I
Walk The Road : 1305
Property Area : 8050 M2
Address : 62 MONTAGUE RD, SOUTH BRISBANE QLD 4101
RPD : L21,40 B359 & L3 RP173823 & L1-2 RP211071 & L21-22 RP214199 & L3,9-12 RP88791
Owner : PARMALAT AUSTRALIA PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (25) PROFESSIONAL OFFICES
As Valued L/U : (370) COMMERCIAL TYPE 10
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	7,825	LAND AREA	**$8,000.00**	**$8,000.00**	$62,600,000		
FLOODING/TIDAL SURGE (%)			-25%		-$15,650,000		
HERITAGE (%)			-20%		-$9,390,000	$37,560,000	
COMMERCIAL PRINCIPAL CENTRE 1	261	LAND AREA	**$8,000.00**	**$8,000.00**	$2,088,000		
EASEMENT ACCESS (%)			-20%		-$417,600		
HERITAGE (%)			-20%		-$334,080		
FLOODING/TIDAL SURGE (%)			-25%		-$334,080	$1,002,240	
					Total Net Value :	**$38,562,240**	**$4,790.34**

Valuation Override Value : ☐

Rounded Total : $38,500,000 $4,782.61
Valuation Amount : $38,500,000 $4,782.61

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Urban Valuation Calc Details - 1000/04:1111538 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $3,800,000 | DSI: No

Property Id :	1111538 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1327	Primary L/U :	(35) GENERAL INDUSTRY
Property Area :	2225 M2	As Valued L/U :	(275) MULTI UNIT TYPE 5
Address :	222 MONTAGUE RD, WEST END QLD 4101	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L17-18 RP10779 & L1-2 RP54511	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	NANAK PTY LTD AS TTE	Calc Stratification :	S216 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	2,225	LAND AREA	$2,400.00	$2,400.00	$5,340,000		
FLOODING/TIDAL SURGE (%)			-20%		-$1,068,000		
HERITAGE (%)			-10%		-$427,200	$3,844,800	
					Total Net Value :	$3,844,800	$1,728.00
					Rounded Total :	$3,800,000	$1,707.87
					Valuation Amount :	$3,800,000	$1,707.87

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111544 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,500,000 | DSI: No

Property Id : 1111544 I
Walk The Road : 1333
Property Area : 759 M2
Address : 244 MONTAGUE RD, WEST END QLD 4101
RPD : L10 RP10779
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (28) WAREHOUSES & BULK STORES (NON-RETAIL)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : MIXED USE (INNER CITY)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S216 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	759	LAND AREA	$2,700.00	$2,700.00	$2,049,300		
FLOODING/TIDAL SURGE (%)			-20%		-$409,860		
SHAPE (%)			-10%		-$163,944	$1,475,496	
					Total Net Value :	$1,475,496	$1,944.00

Valuation Override Value : ☐

Rounded Total : $1,500,000 $1,976.28
Valuation Amount : $1,500,000 $1,976.28

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Urban Valuation Calc Details - 1000/04:1111545 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $3,400,000 | DSI: No

Property Id : 1111545 I
Walk The Road : 1334
Property Area : 1729 M2
Address : 252 MONTAGUE RD, WEST END QLD 4101
RPD : L1 RP184950
Owner : BLUE RIVER BLUE CAPITAL PTY LTD AS TTE
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (28) WAREHOUSES & BULK STORES (NON-RETAIL)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : MIXED USE (INNER CITY)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S216 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	1,584	LAND AREA	$2,700.00	$2,700.00	$4,276,800		
FLOODING/TIDAL SURGE (%)			-20%		-$855,360		
SHAPE (%)			-10%		-$342,144	$3,079,296	
COMMERCIAL MIXED USE	145	LAND AREA	$2,700.00	$2,700.00	$391,500		
EASEMENT DRAINAGE (%)			-20%		-$78,300	$313,200	
					Total Net Value :	$3,392,496	$1,962.11
					Rounded Total :	$3,400,000	$1,966.45
					Valuation Amount :	$3,400,000	$1,966.45

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40111528 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$4,400,000	DSI:	No

Property Id :	40111528 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1375/1	Primary L/U :	(8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
Property Area :	3030 M2	As Valued L/U :	(250) MULTI UNIT
Address :	376 MONTAGUE RD, WEST END QLD 4101	Indic. Planning :	LOW-MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX)
RPD :	L1-16 SP124336	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	BODY CORPORATE FOR 'MEWS ON MONTAGUE' COMMUNITY TITLES SCHEME 28086	Calc Stratification :	S217 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
MULTI UNIT LOW DENSITY	3,030	LAND AREA	$1,450.00	$1,450.00	$4,393,500		
CORNER INFLUENCE (%)			5%		+$219,675		
SHAPE (%)			-5%		-$230,659	$4,382,516	
					Total Net Value :	$4,382,516	$1,446.37
					Rounded Total :	$4,400,000	$1,452.15
					Valuation Amount :	$4,400,000	$1,452.15

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111595 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,650,000 | DSI: No

Property Id : 1111595 I
Walk The Road : 1379
Property Area : 977 M2
Address : 384 MONTAGUE RD, WEST END QLD 4101
RPD : L19 RP158201
Owner : ARTAMP PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (28) WAREHOUSES & BULK STORES (NON-RETAIL)
As Valued L/U : (361) COMMERCIAL TYPE 1
Indic. Planning : MIXED USE (CORRIDOR)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S217 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	977	LAND AREA	$2,300.00	$2,300.00	$2,247,100		
STREET TO STREET (%)			5%		+$112,355		
SHAPE (%)			-30%		-$707,836	$1,651,619	
					Total Net Value :	$1,651,619	$1,690.50
					Rounded Total :	$1,650,000	$1,688.84
					Valuation Amount :	$1,650,000	$1,688.84

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111598 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$2,500,000	DSI:	No

Property Id :	1111598 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1385	Primary L/U :	(28) WAREHOUSES & BULK STORES (NON-RETAIL)
Property Area :	1442 M2	As Valued L/U :	(361) COMMERCIAL TYPE 1
Address :	404 MONTAGUE RD, WEST END QLD 4101	Indic. Planning :	MIXED USE (CORRIDOR)
RPD :	L10 RP909290	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	RALPH LAUREN PTY LTD	Calc Stratification :	NONE ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	1,442	LAND AREA	$2,000.00	$2,000.00	$2,884,000		
HERITAGE (%)			-10%		-$288,400		
FLOODING/TIDAL SURGE (%)			-5%		-$129,780	$2,465,820	
					Total Net Value :	$2,465,820	$1,710.00

Valuation Override Value : ☐

Rounded Total :	$2,500,000	$1,733.70
Valuation Amount :	$2,500,000	$1,733.70

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Urban Valuation Calc Details - 1000/04:41441284 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $840,000 | DSI: No

Property Id :	41441284 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1408	Primary L/U :	(9) COMMUNITY TITLES SCHEME (STANDARD/GTP PLAN)
Property Area :	701 M2	As Valued L/U :	(150) RESIDENTIAL
Address :	457A MONTAGUE RD, WEST END QLD 4101	Indic. Planning :	CHARACTER RESIDENTIAL (INFILL HOUSING)
RPD :	L2-3 SP296331	SMA :	(101) WEST END RESIDENTIAL
Owner :	BODY CORPORATE FOR `457AB MONTAGUE ROAD` COMMUNITY TITLES SCHEME 51016	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	ASHLEYC

Net Rate Calculator

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
RESIDENTIAL	594	LAND AREA	$1,350.00	$1,350.00	$801,900		
SHAPE (%)			-10%		-$80,190	$721,710	
RESIDENTIAL	107	LAND AREA	$1,350.00	$1,350.00	$144,450		
EASEMENT ACCESS (%)			-10%		-$14,445		
SHAPE (%)			-10%		-$13,000	$117,005	
					Total Net Value :	$838,715	$1,196.46
					Rounded Total :	$840,000	$1,198.29
					Valuation Amount :	$840,000	$1,198.29

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111645 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $4,200,000 | DSI: No

Property Id : 1111645 I
Walk The Road : 1414
Property Area : 4465 M2
Address : 439 MONTAGUE RD, WEST END QLD 4101
RPD : L2 RP137861
Owner : RENWEED PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (36) LIGHT INDUSTRY
As Valued L/U : (274) MULTI UNIT TYPE 4
Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S217 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	4,465	LAND AREA	$1,650.00	$1,650.00	$7,367,250		
SHAPE (%)			-20%		-$1,473,450		
ACCESS DIFFICULTIES/LIMITED (%)			-10%		-$589,380		
FRONTAGE (%)			-20%		-$1,060,884	$4,243,536	
					Total Net Value :	$4,243,536	$950.40
					Rounded Total :	$4,200,000	$940.65
					Valuation Amount :	$4,200,000	$940.65

Valuation Override Value :

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Urban Valuation Calc Details - 1000/04:41412927 I A

LOBOW(1)

Finalised Yes | Complex Yes

Date of Valuation :	01/10/2016	Value:	$77,000,000	DSI:	No

Property Id :	41412927 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1471	Primary L/U :	(30) SERVICE STATION
Property Area :	7.0561 HA	As Valued L/U :	(278) MULTI UNIT TYPE 8
Address :	99 MONTAGUE RD, SOUTH BRISBANE QLD 4101	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L1-5,9-12 RP10756 & L2 RP61667 & L2 RP65330 & L10-12 RP73327 & L8 RP73328 & L6,9 RP76836 & L8 RP806186 & L13-16 SL8980 & L2 SP223966	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	ACI OPERATIONS PTY LTD	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Professional Fees :	%
Interest Allowance :	%
Council Rates :	%
Land Tax :	%
Approval Period :	mths
Construction Period :	mths
Base Value for Holding Charges :	

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	57,660	LAND AREA	$1,700.00	$1,700.00	$98,022,000		
SIZE (%)			-10%		-$9,802,200	$88,219,800	
MULTI UNIT HIGH DENSITY	12,900	LAND AREA	$1,700.00	$1,700.00	$21,930,000		
HERITAGE (%)			-75%		-$16,447,500		
SIZE (%)			-10%		-$548,250	$4,934,250	
					Total Net Value :	$93,154,050	$1,320.19

Dollar Rate Allowances

Improvement	Quantity	Rate Type	Applied Rate	Dep'n	Share(0-1)			
CONTAMINATION	1.0	EACH	-$8,000,000.00	0%		-$8,000,000		
PV DEPRECIATION 2 YRS 5.2%	1.0	EACH	-$8,210,215.00	0%		-$8,210,215		
Professional Fees						$0		
Interest(Depreciated)				0%		$0		
Site Works Totals						-$16,210,215	$76,943,835	$1,090.46

Interest and Holding

Holding Charges		$0	
Interest On Land		$0	
Interest & Holding Totals		$0	$76,943,835	$1,090.46

Valuation Override Value : ☐

Rounded Total :	$77,000,000	$1,091.25
Valuation Amount :	$77,000,000	$1,091.25

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Urban Valuation Calc Details - 1000/04:41352268 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $7,100,000 | DSI: No

Property Id : 41352268 I

Walk The Road : 1474/1

Property Area : 3181 M2

Address : 23 BOUQUET ST, SOUTH BRISBANE QLD 4101

RPD : L10201-10212,10301-10312,10401-10412,10501-10512,10601-10612,10701-10712,10801-10812,10901-10912,11001-11012,11101-11112,11201-11212,11301-11312,11401-11406,20201-20210,20301-20310,20401-20410,20501-20510,20601-20610,20701-20710,20801-20810,20901-20910,21001-21010,21101-21110,21201-21210,21301-21310,21401,21403-21404 SP269128 & L21402 SP291442

Owner : BODY CORPORATE FOR 'SPICE APARTMENTS' COMMUNITY TITLES SCHEME 49000

PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016

Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)

As Valued L/U : (250) MULTI UNIT

Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)

SMA : (383) SOUTH BRISBANE RIVERSIDE NP

Calc Stratification : NONE ☑ Exclude from stratification factoring

Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	3,181	LAND AREA	$7,000.00	$7,000.00	$22,267,000		
FLOODING/TIDAL SURGE (%)			-20%		-$4,453,400		
SHAPE (%)			-50%		-$8,906,800		
ACCESS DIFFICULTIES/LIMITED (%)			-20%		-$1,781,360	$7,125,440	
					Total Net Value :	$7,125,440	$2,240.00
					Rounded Total :	$7,100,000	$2,232.00
					Valuation Amount :	$7,100,000	$2,232.00

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:41110012 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $5,800,000 | DSI: No

Property Id : 41110012 I
Walk The Road : 1478/001
Property Area : 2188 M2
Address : 19 MONTAGUE RD, SOUTH BRISBANE QLD 4101
RPD : L1 SP195219
Owner : PARMALAT AUSTRALIA LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (1) VACANT LAND (RES<4000m2 & ALL IND/COMM)
As Valued L/U : (671) SPECIAL PURPOSES IMPACT 2 FLOOD
Indic. Planning : SPECIALISED CENTRE (ENTERTAINMENT/CONFERENCE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
SPECIAL USE	1,988	LAND AREA	$8,000.00	$8,000.00	$15,904,000		
FLOODING/TIDAL SURGE (%)			-25%		-$3,976,000		
SHAPE (%)			-20%		-$2,385,600		
ACCESS DIFFICULTIES/LIMITED (%)			-50%		-$4,771,200	$4,771,200	
COMMERCIAL PRINCIPAL CENTRE 1	200	LAND AREA	$8,000.00	$8,000.00	$1,600,000		
FLOODING/TIDAL SURGE (%)			-20%		-$320,000		
SHAPE (%)			-20%		-$256,000	$1,024,000	
					Total Net Value :	$5,795,200	$2,648.63
					Rounded Total :	$5,800,000	$2,650.82
					Valuation Amount :	$5,800,000	$2,650.82

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40760138 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$9,500,000	DSI:	No

Property Id :	40760138 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1478/1	Primary L/U :	(1) VACANT LAND (RES<4000m2 & ALL IND/COMM)
Property Area :	2248 M2	As Valued L/U :	(671) SPECIAL PURPOSES IMPACT 2 FLOOD
Address :	15 MONTAGUE RD, SOUTH BRISBANE QLD 4101	Indic. Planning :	SPECIALISED CENTRE (ENTERTAINMENT/CONFERENCE)
RPD :	L2 SP195219	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF HOUSING AND PUBLIC WORKS)	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
SPECIAL USE	1,999	LAND AREA	$8,000.00	$8,000.00	$15,992,000		
SHAPE (%)			-20%		-$3,198,400		
FLOODING/TIDAL SURGE (%)			-20%		-$2,558,720		
ACCESS DIFFICULTIES/LIMITED (%)			-20%		-$2,046,976	$8,187,904	
SPECIAL USE	249	LAND AREA	$8,000.00	$8,000.00	$1,992,000		
FLOODING/TIDAL SURGE (%)			-20%		-$398,400		
ACCESS DIFFICULTIES/LIMITED (%)			-20%		-$318,720	$1,274,880	
					Total Net Value :	$9,462,784	$4,209.42
					Rounded Total :	$9,500,000	$4,225.98
					Valuation Amount :	$9,500,000	$4,225.98

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40298783 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $3,100,000 | DSI: No

Property Id : 40298783 I
Calc LG/Div : 1000/04 01/10/2016
Walk The Road : 1482
Primary L/U : (35) GENERAL INDUSTRY
Property Area : 2038 M2
As Valued L/U : (278) MULTI UNIT TYPE 8
Address : 3 LANFEAR ST, SOUTH BRISBANE QLD 4101
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE), SPECIAL PURPOSE (TRANSPOR...
RPD : PTB L52 SP117122:SUBLEASED & L10 RP73228 & L1-3 RP94545
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Owner : PARMALAT AUSTRALIA LTD
Calc Stratification : S214 ☑ Exclude from stratification factoring
PVM : NON-RURAL
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	2,038	LAND AREA	$8,000.00	$8,000.00	$16,304,000		
SHAPE (%)			-30%		-$4,891,200		
FLOODING/TIDAL SURGE (%)			-25%		-$2,853,200		
ACCESS DIFFICULTIES/LIMITED (%)			-60%		-$5,135,760		
TOWN PLANNING (%)			-10%		-$342,384	$3,081,456	
					Total Net Value :	$3,081,456	$1,512.00
					Rounded Total :	$3,100,000	$1,521.10
					Valuation Amount :	$3,100,000	$1,521.10

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1288845 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $4,000,000 | DSI: No

Property Id :	1288845 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1488/5	Primary L/U :	(22) CAR PARK
Property Area :	2591 M2	As Valued L/U :	(275) MULTI UNIT TYPE 5
Address :	14 HOCKINGS ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L11 RP887510	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	SWANLAND ESTATES PTY LTD AS TTE	Calc Stratification :	NONE ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	2,180	LAND AREA	$2,200.00	$2,200.00	$4,796,000		
FLOODING/TIDAL SURGE (%)			-10%		-$479,600		
SHAPE (%)			-20%		-$863,280	$3,453,120	
COMMERCIAL MIXED USE	411	LAND AREA	$2,200.00	$2,200.00	$904,200		
FLOODING/TIDAL SURGE (%)			-10%		-$90,420		
EASEMENT ACCESS (%)			-20%		-$162,756		
SHAPE (%)			-20%		-$130,205	$520,819	
					Total Net Value :	$3,973,939	$1,533.75
					Rounded Total :	$4,000,000	$1,543.81
					Valuation Amount :	$4,000,000	$1,543.81

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111718 I A

LOBOW(1)

Finalised Yes | Complex Yes

Date of Valuation : 01/10/2016 Value: $57,000,000 DSI: No

Property Id :	1111718 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1494	Primary L/U :	(36) LIGHT INDUSTRY
Property Area :	1.482 HA	As Valued L/U :	(275) MULTI UNIT TYPE 5
Address :	25 DONKIN ST, WEST END QLD 4101	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L12 RP887510	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	R&F MEGA ESTATE PTY LTD	Calc Stratification :	S216 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Professional Fees :	%
Interest Allowance :	%
Council Rates :	%
Land Tax :	%
Approval Period :	mths
Construction Period :	mths
Base Value for Holding Charges :	$57,000,000

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	14,467	LAND AREA	$4,900.00	$4,900.00	$70,888,300		
FLOODING/TIDAL SURGE (%)			-10%		-$7,088,830		
SHAPE (%)			-5%		-$3,189,973	$60,609,497	
MULTI UNIT HIGH DENSITY	353	LAND AREA	$4,900.00	$4,900.00	$1,729,700		
FLOODING/TIDAL SURGE (%)			-10%		-$172,970		
SHAPE (%)			-5%		-$77,836		
EASEMENT ACCESS (%)			-20%		-$295,779	$1,183,115	
					Total Net Value :	$61,792,612	$4,169.54

Dollar Rate Allowances

Improvement	Quantity	Rate Type	Applied Rate	Dep'n	Share(0-1)			
CONTAMINATION	1.0	EACH	-$5,000,000.00	0%		-$5,000,000		
			Professional Fees			$0		
			Interest(Depreciated)	0%		$0		
			Site Works Totals			-$5,000,000	$56,792,612	$3,832.16

Interest and Holding

Holding Charges		$0		
Interest On Land		$0		
Interest & Holding Totals		$0	$56,792,612	$3,832.16

Valuation Override Value : ☐

Rounded Total :	$57,000,000	$3,846.15
Valuation Amount :	$57,000,000	$3,846.15

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Urban Valuation Calc Details - 1000/04:40111561 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,350,000 | DSI: No

Property Id : 40111561 I
Walk The Road : 1494/65
Property Area : 976 M2
Address : 5 DONKIN ST, WEST END QLD 4101
RPD : L15 SP128095
Owner : TEACHERS MUTUAL BANK LIMITED
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (28) WAREHOUSES & BULK STORES (NON-RETAIL)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : MIXED USE (INNER CITY)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S216 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	504	LAND AREA	$3,250.00	$3,250.00	$1,638,000		
SHAPE (%)			-30%		-$491,400	$1,146,600	
MULTI UNIT HIGH DENSITY	472	LAND AREA	$3,250.00	$3,250.00	$1,534,000		
SHAPE (%)			-20%		-$306,800		
FLOODING/TIDAL SURGE (%)			-10%		-$122,720		
EASEMENT ACCESS (%)			-80%		-$883,584	$220,896	
					Total Net Value :	$1,367,496	$1,401.12
					Rounded Total :	$1,350,000	$1,383.20
					Valuation Amount :	$1,350,000	$1,383.20

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40047215 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,800,000 | DSI: No

Property Id : 40047215 I
Walk The Road : 1494/66
Property Area : 1196 M2
Address : 7 DONKIN ST, WEST END QLD 4101
RPD : L16 SP128092
Owner : CTPI 49-Sch4
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (28) WAREHOUSES & BULK STORES (NON-RETAIL)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : MIXED USE (INNER CITY)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S216 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	838	LAND AREA	$2,500.00	$2,500.00	$2,095,000		
SHAPE (%)			-20%		-$419,000		
FLOODING/TIDAL SURGE (%)			-10%		-$167,600		
FRONTAGE (%)			-10%		-$150,840	$1,357,560	
COMMERCIAL MIXED USE	358	LAND AREA	$2,500.00	$2,500.00	$895,000		
EASEMENT OTHER (%)			-20%		-$179,000		
SHAPE (%)			-20%		-$143,200		
FLOODING/TIDAL SURGE (%)			-10%		-$57,280		
FRONTAGE (%)			-10%		-$51,552	$463,968	
					Total Net Value :	$1,821,528	$1,523.02

Valuation Override Value : ☐

Rounded Total : $1,800,000 $1,505.02
Valuation Amount : $1,800,000 $1,505.02

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Urban Valuation Calc Details - 1000/04:1111773 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $870,000 | DSI: No

Property Id :	1111773 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1518	Primary L/U :	(11) SHOP-SINGLE
Property Area :	448 M2	As Valued L/U :	(250) MULTI UNIT
Address :	91 JANE ST, WEST END QLD 4101	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L4 RP10779	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	CTPI 49-Sch4	Calc Stratification :	S216 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	448	LAND AREA	$2,400.00	$2,400.00	$1,075,200		
FLOODING/TIDAL SURGE (%)			-10%		-$107,520		
SHAPE (%)			-10%		-$96,768	$870,912	
					Total Net Value :	$870,912	$1,944.00
					Rounded Total :	$870,000	$1,941.96
					Valuation Amount :	$870,000	$1,941.96

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111777 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$2,600,000	DSI:	No

Property Id :	1111777 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1523	Primary L/U :	(50) OTHER CLUBS (NON BUSINESS)
Property Area :	1249 M2	As Valued L/U :	(250) MULTI UNIT
Address :	71 JANE ST, WEST END QLD 4101	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L1 RP111451	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	THE PAN RHODIAN SOCIETY	Calc Stratification :	S216 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	1,249	LAND AREA	$3,250.00	$3,250.00	$4,059,250		
FLOODING/TIDAL SURGE (%)			-10%		-$405,925		
SHAPE (%)			-30%		-$1,095,997	$2,557,328	
					Total Net Value :	$2,557,328	$2,047.50
					Rounded Total :	$2,600,000	$2,081.67
					Valuation Amount :	$2,600,000	$2,081.67

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111784 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value: $8,300,000	DSI: No

Property Id :	1111784 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1530/1	Primary L/U :	(3) MULTI UNIT DWELLING (FLATS)
Property Area :	4175 M2	As Valued L/U :	(275) MULTI UNIT TYPE 5
Address :	45 JANE ST, WEST END QLD 4101	Indic. Planning :	LOW-MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX)
RPD :	L1 RP196546	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF HOUSING AND PUBLIC WORKS)	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
	MULTI UNIT HIGH DENSITY	4,175	LAND AREA	$2,200.00	$2,200.00	$9,185,000		
	SHAPE (%)			-10%		-$918,500	$8,266,500	
						Total Net Value :	$8,266,500	$1,980.00

Valuation Override Value : ☐

Rounded Total :	$8,300,000	$1,988.02
Valuation Amount :	$8,300,000	$1,988.02

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Urban Valuation Calc Details - 1000/04:1111788 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,750,000 | DSI: No

Property Id : 1111788 I
Walk The Road : 1535
Property Area : 1012 M2
Address : 31 JANE ST, WEST END QLD 4101
RPD : L1-2 GTP2767
Owner : BODY CORPORATE FOR 'GOUPIS ESTATES' COMMUNITY TITLES SCHEME 20231
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (9) COMMUNITY TITLES SCHEME (STANDARD/GTP PLAN)
As Valued L/U : (250) MULTI UNIT
Indic. Planning : LOW-MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : NONE ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT LOW DENSITY	1,012	LAND AREA	$2,500.00	$2,500.00	$2,530,000		
HERITAGE (%)			-20%		-$506,000		
TOWN PLANNING (%)			-10%		-$202,400	$1,821,600	
					Total Net Value :	$1,821,600	$1,800.00
					Rounded Total :	$1,800,000	$1,778.66
					Valuation Amount :	$1,750,000	$1,729.25

Valuation Override Value : $1,750,000

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Urban Valuation Calc Details - 1000/04:1111934 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $1,900,000 | DSI: No

Property Id : 1111934 I
Walk The Road : 1683/1
Property Area : 956 M2
Address : 17 BRERETON ST, SOUTH BRISBANE QLD 4101
RPD : L1 RP198129
Owner : BRERETON STREET PTY LTD
PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016
Primary L/U : (25) PROFESSIONAL OFFICES
As Valued L/U : (366) COMMERCIAL TYPE 6
Indic. Planning : PRINCIPAL CENTRE (CITY CENTRE)
SMA : (383) SOUTH BRISBANE RIVERSIDE NP
Calc Stratification : S214 ☑ Exclude from stratification factoring
Valuer : MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	956	LAND AREA	$2,500.00	$2,500.00	$2,390,000		
SHAPE (%)			-20%		-$478,000	$1,912,000	
					Total Net Value :	$1,912,000	$2,000.00
					Rounded Total :	$1,900,000	$1,987.45
					Valuation Amount :	$1,900,000	$1,987.45

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111953 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $980,000 | DSI: No

Property Id :	1111953 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1702/1	Primary L/U :	(1) VACANT LAND (RES<4000m2 & ALL IND/COMM)
Property Area :	607 M2	As Valued L/U :	(276) MULTI UNIT TYPE 6
Address :	9 OXFORD ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L1 RP51965	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	PARMALAT AUSTRALIA LTD	Calc Stratification :	S214 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	607	LAND AREA	$2,000.00	$2,000.00	$1,214,000		
ACCESS DIFFICULTIES/LIMITED (%)			-10%		-$121,400		
SHAPE (%)			-10%		-$109,260	$983,340	
					Total Net Value :	$983,340	$1,620.00
					Rounded Total :	$980,000	$1,614.50
					Valuation Amount :	$980,000	$1,614.50

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1301861 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $2,200,000 | DSI: No

Property Id :	1301861 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1703	Primary L/U :	(7) GUEST HOUSE/PRIVATE HOTEL
Property Area :	1214 M2	As Valued L/U :	(250) MULTI UNIT
Address :	5 OXFORD ST, SOUTH BRISBANE QLD 4101	Indic. Planning :	PRINCIPAL CENTRE (CITY CENTRE)
RPD :	L33 RP10840 & L393 SL9371	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF HOUSING AND PUBLIC WORKS)	Calc Stratification :	S213 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL PRINCIPAL CENTRE 1	1,214	LAND AREA	$1,900.00	$1,900.00	$2,306,600		
CORNER INFLUENCE (%)			5%		+$115,330		
SHAPE (%)			-10%		-$242,193	$2,179,737	
					Total Net Value :	$2,179,737	$1,795.50
					Rounded Total :	$2,200,000	$1,812.19
					Valuation Amount :	$2,200,000	$1,812.19

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:1111961 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$750,000	DSI:	No

Property Id :	1111961 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1709	Primary L/U :	(22) CAR PARK
Property Area :	539 M2	As Valued L/U :	(271) MULTI UNIT TYPE 1 (LOWER NO HIGHER DENSITY)
Address :	6 WOLFE ST, WEST END QLD 4101	Indic. Planning :	MIXED USE (CORRIDOR)
RPD :	L2 RP10924	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	ONE GLOBE TROTTER PTY LTD AS TTE	Calc Stratification :	S217 ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
COMMERCIAL MIXED USE	539	LAND AREA	$2,000.00	$2,000.00	$1,078,000		
FLOODING/TIDAL SURGE (%)			-10%		-$107,800		
SHAPE (%)			-10%		-$97,020		
ACCESS DIFFICULTIES/LIMITED (%)			-5%		-$43,659		
FRONTAGE (%)			-10%		-$82,952	$746,569	
					Total Net Value :	$746,569	$1,385.10
					Rounded Total :	$750,000	$1,391.47
					Valuation Amount :	$750,000	$1,391.47

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:41401925 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $8,800,000 | DSI: No

Property Id : 41401925 I

Walk The Road : 1743/1

Property Area : 2948 M2

Address : 21 DUNCAN ST, WEST END QLD 4101

RPD : L101-112,114-115,188,201-208,210-215,217-220,288,301-312,314-317,388,401-412,414-417,488,501-505,507-512,514-517,588,601-612,614-617,688,701-712,714-717,788,801-802 SP280268

Owner : BODY CORPORATE FOR 'SOKO' COMMUNITY TITLES SCHEME 50184

PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016

Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)

As Valued L/U : (271) MULTI UNIT TYPE 1 (LOWER NO HIGHER DENSITY)

Indic. Planning : HIGH DENSITY RESIDENTIAL (UP TO 8 STOREYS)

SMA : (383) SOUTH BRISBANE RIVERSIDE NP

Calc Stratification : NONE ☐ Exclude from stratification factoring

Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	2,754	LAND AREA	$2,900.00	$2,900.00	$7,986,600		
STREET TO STREET (%)			5%		+$399,330		
VIEWS (%)			10%		+$838,593		
SHAPE (%)			-10%		-$922,452	$8,302,071	
MULTI UNIT HIGH DENSITY	194	LAND AREA	$2,900.00	$2,900.00	$562,600		
EASEMENT ACCESS (%)			-20%		-$112,520	$450,080	
					Total Net Value :	$8,752,151	$2,968.84
					Rounded Total :	$8,800,000	$2,985.07
					Valuation Amount :	$8,800,000	$2,985.07

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40987056 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$38,500,000	DSI:	Yes

Property Id :	40987056 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	1787/1	Primary L/U :	(8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
Property Area :	1.953 HA	As Valued L/U :	(274) MULTI UNIT TYPE 4
Address :	55 FORBES ST, WEST END QLD 4101	Indic. Planning :	MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL (UP ...
RPD :	L2101-2103,2107-2109,2201-2210,2301-2310,2401-2404,3101-3103,3201-3203,3301-3303,3401-3403,4101-4106,4201-4202,4204-4206,4301-4306,7101-7114,7201-7212,7301-7313,7401-7411,7502-7509,7601-7606,7701-7703,7801 SP207481 & L7607,7701,7801 SP244724 & L4203,7702 SP249386 & L5102-5104,5201-5204,5301-5304,5401-5402,6102-6106,6201-6206,6301-6306,6401-6406,6501-6506,6601-6606 SP254131 & L1101-1110,1201-1211,1301-1311,1401-1406,2104-2105,8101-8118,8201-8219,8301-8319,8401-8419,8501-8519,8601-8616,9201 S MORE	SMA :	(383) SOUTH BRISBANE RIVERSIDE NP
Owner :	BODY CORPORATE FOR `RIVERPOINT APARTMENTS` COMMUNITY TITLES SCHEME 40785	Calc Stratification :	NONE ☑ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	19,530	LAND AREA	$1,800.00	$1,800.00	$35,154,000		
CORNER INFLUENCE (%)			10%		+$3,515,400		
VIEWS (%)			10%		+$3,866,940		
SHAPE (%)			-10%		-$4,253,634	$38,282,706	
					Total Net Value :	$38,282,706	$1,960.20
					Rounded Total :	$38,500,000	$1,971.33
					Valuation Amount :	$38,500,000	$1,971.33

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:40987056 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation : 01/10/2016 | Value: $38,500,000 | DSI: Yes

Property Id : 40987056 I

Walk The Road : 1787/1

Property Area : 1.953 HA

Address : 55 FORBES ST, WEST END QLD 4101

RPD : L2101-2103,2107-2109,2201-2210,2301-2310,2401-2404,3101-3103,3201-3203,3301-3303,3401-3403,4101-4106,4201-4202,4204-4206,4301-4306,7101-7114,7201-7212,7301-7313,7401-7411,7502-7509,7601-7606,7701-7703,7801 SP207481 & L7607,7701,7801 SP244724 & L4203,7702 SP249386 & L5102-5104,5201-5204,5301-5304,5401-5402,6102-6106,6201-6206,6301-6306,6401-6406,6501-6506,6601-6606 SP254131 & L1101-1110,1201-1211,1301-1311,1401-1406,2104-2105,8101-8118,8201-8219,8301-8319,8401-8419,8501-8519,8601-8616,9201 S MORE

Owner : BODY CORPORATE FOR 'RIVERPOINT APARTMENTS' COMMUNITY TITLES SCHEME 40785

PVM : NON-RURAL

Calc LG/Div : 1000/04 01/10/2016

Primary L/U : (8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)

As Valued L/U : (274) MULTI UNIT TYPE 4

Indic. Planning : MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL (UP ...

SMA : (383) SOUTH BRISBANE RIVERSIDE NP

Calc Stratification : NONE ☑ Exclude from stratification factoring

Valuer : MCNABBE

Net Rate Calculator

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
MULTI UNIT HIGH DENSITY	19,530	LAND AREA	$1,800.00	$1,800.00	$35,154,000		
CORNER INFLUENCE (%)			10%		+$3,515,400		
VIEWS (%)			10%		+$3,866,940		
SHAPE (%)			-10%		-$4,253,634	$38,282,706	
					Total Net Value :	$38,282,706	$1,960.20
					Rounded Total :	$38,500,000	$1,971.33
					Valuation Amount :	$38,500,000	$1,971.33

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:41336291 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$3,200,000	DSI:	No

Property Id :	41336291 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	6357	Primary L/U :	(8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
Property Area :	2192 M2	As Valued L/U :	(250) MULTI UNIT
Address :	48 O'KEEFE ST, WOOLLOONGABBA QLD 4102	Indic. Planning :	MEDIUM DENSITY RESIDENTIAL, MIXED USE (CORRIDOR)
RPD :	L201-213,301-313,401-413,501-513,601-613,701-713,801-813 SP250007	SMA :	(372) EASTERN CORRIDOR NP
Owner :	BODY CORPORATE FOR `RADIUS APARTMENTS` COMMUNITY TITLES SCHEME 48720	Calc Stratification :	S205 ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	KUNNATHS

Net Rate Calculator

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
MULTI-UNIT	2,192	LAND AREA	$1,500.00	$1,500.00	$3,288,000		
SHAPE (%)			2%		+$65,760		
SIZE (%)			-5%		-$167,688	$3,186,072	
					Total Net Value :	$3,186,072	$1,453.50
					Rounded Total :	$3,200,000	$1,459.85
					Valuation Amount :	$3,200,000	$1,459.85

Valuation Override Value : ☐

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Urban Valuation Calc Details - 1000/04:41477117 I A

LOBOW(1)

Finalised Yes | Complex Yes

Date of Valuation :	01/10/2016	Value:	$4,300,000	DSI:	No

Property Id :	41477117 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	6784	Primary L/U :	(8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
Property Area :	2036 M2	As Valued L/U :	(250) MULTI UNIT
Address :	62 LOGAN RD, WOOLLOONGABBA QLD 4102	Indic. Planning :	MIXED USE (INNER CITY)
RPD :	L501-512,601-612,701-712,801-812,901-912,1001-1012,1101-1112,1201-1212,1301-1312,1401-1412,1501-1512,1601-1612,1701-1712,1801-1812 SP280958	SMA :	(386) WOOLLOONGABBA CENTRE NP
Owner :	BODY CORPORATE FOR `THE DRAPERY` COMMUNITY TITLES SCHEME 51919	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	KUNNATHS

Professional Fees :	%
Interest Allowance :	%
Council Rates :	%
Land Tax :	%
Approval Period :	mths
Construction Period :	mths
Base Value for Holding Charges :	

Net Rate Calculator

Quantity	Rate Type	Net Rate	Display
13034.0	(G) GFA	$329.91/GFA	Yes
			No
			No

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
MULTI UNIT MIXED USE	1,557	LAND AREA	**$2,750.00**	**$2,750.00**	$4,281,750		
STREET TO STREET (%)			10%		+$428,175		
SHAPE (%)			-10%		-$470,992		
FLOODING/TIDAL SURGE (%)			-5%		-$211,947		
WORSEMENT (%)			-5%		-$201,349	$3,825,637	
MULTI UNIT MIXED USE	479	LAND AREA	**$2,750.00**	**$2,750.00**	$1,317,250		
STREET TO STREET (%)			10%		+$131,725		
SHAPE (%)			-10%		-$144,897		
FLOODING/TIDAL SURGE (%)			-5%		-$65,204		
EASEMENT DRAINAGE (%)			-20%		-$247,775		
WORSEMENT (%)			-5%		-$49,555	$941,544	
					Total Net Value :	**$4,767,181**	**$2,341.44**

Dollar Rate Allowances

Improvement	Quantity	Rate Type	Applied Rate	Dep'n	Share(0-1)			
PROPID 41477286 RETAIL VOLUMETRICS	1.0	EACH	**-$280,000.00**	0%		-$280,000		
PROPID41477287RETAIL VOLUMETRICS	1.0	EACH	**-$200,000.00**	0%		-$200,000		
			Professional Fees			$0		
			Interest(Depreciated)	0%		$0		
			Site Works Totals			**-$480,000**	**$4,287,181**	**$2,105.69**

Interest and Holding

Holding Charges			$0	
Interest On Land			$0	
		Interest & Holding Totals	**$0**	**$4,287,181**	**$2,105.69**

Valuation Override Value : ☐

Rounded Total :	$4,300,000	$2,111.98
Valuation Amount :	$4,300,000	$2,111.98
		$329.91/GFA

Calc Notes

WOOLLOONGABBA CORE PRECINCT - NPP-001;MU1 MIXED USE (INNER CITY)NOISE CATEGORY 1; LOGAN RD FRONTAGE (49M) AND NILE STREET FRONTAGE (23M) OVERLAND FLOW PATH; VOLUMETRIC ENERGEX SUBSTATION EASEMENT X =30M2 FOOT PRINT VOLUME 334M3 (SERVICES) RL -1 TO RL 9.95M AND HERITAGE DRAIN COUPLE OF METRES BELOW GROUND EASEMENT WHICH RESTRICTS UNDERGROUND CAR PARK AND REQUIRES CAPPING EASEMENT A=449M2.NO BASEMENT CARPARK ALSO DUE TO FLOODING .LOCATED NEAR THE TUNNEL VENTILATION .AIR QUALITY ASSESSMENT WAS NEEDED. NOT IN EMR/CLR REGISTER

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Urban Valuation Calc Details - 1000/04:41411618 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$7,000,000	DSI:	No

Property Id :	41411618 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	6798/1	Primary L/U :	(72) SUBDIVIDED LAND (LG RATES VALUATION DISCOUNT)
Property Area :	3977 M2	As Valued L/U :	(250) MULTI UNIT
Address :	160 LOGAN RD, WOOLLOONGABBA QLD 4102	Indic. Planning :	HIGH DENSITY RESIDENTIAL (UP TO 15 STOREYS)
RPD :	L911 SP277741	SMA :	(205) WOOLLOONGABBA MULTI-RESIDENTIAL
Owner :	148 LOGAN ROAD PTY LTD	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	KUNNATHS

Net Rate Calculator

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
MULTI-UNIT	3,977	LAND AREA	$2,400.00	$2,400.00	$9,544,800		
SHAPE (%)			-10%		-$954,480		
FLOODING/TIDAL SURGE (%)			-10%		-$859,032		
SITE FACTORS (%)			-10%		-$773,129	$6,958,159	
					Total Net Value :	$6,958,159	$1,749.60
					Rounded Total :	$7,000,000	$1,760.12
					Valuation Amount :	$7,000,000	$1,760.12

Valuation Override Value : ☐

Calc Notes

LOGAN ROAD CORRIDOR PRECINCT - NPP-004;NOISE CATEGORY 1 SUB-CATEGORY; JAN 2011 FLOOD RL 3.1 BRCFS RL3.5 GROUND LEVELS RL2.4 TO RL7.3 CODE 6 STOREY. HOWEVER 18 STOREY APPROVED. SITE FACTOR ALLOWANCE FOR THE NOISE CORRIDOR

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Urban Valuation Calc Details - 1000/04:41458170 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$3,700,000	DSI:	No

Property Id :	41458170 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	6996	Primary L/U :	(8) COMMUNITY TITLES SCHEME (BUILDING/BUP PLAN)
Property Area :	2297 M2	As Valued L/U :	(250) MULTI UNIT
Address :	8 DESHON ST, WOOLLOONGABBA QLD 4102	Indic. Planning :	HIGH DENSITY RESIDENTIAL (UP TO 15 STOREYS)
RPD :	L101-113,201-215,301-315,401-415,501-515,601-615,900 SP288038	SMA :	(386) WOOLLOONGABBA CENTRE NP
Owner :	BODY CORPORATE FOR `THE FOUNDRY` COMMUNITY TITLES SCHEME 51492	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	KUNNATHS

Net Rate Calculator

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
MULTI-UNIT	2,119	LAND AREA	$2,100.00	$2,100.00	$4,449,900		
CORNER INFLUENCE (%)			5%		+$222,495		
LOCATION (%)			-10%		-$467,239		
SHAPE (%)			-10%		-$420,516		
FLOODING/TIDAL SURGE (%)			-5%		-$189,232	$3,595,408	
MULTI-UNIT	61	LAND AREA	$2,100.00	$2,100.00	$128,100		
CORNER INFLUENCE (%)			5%		+$6,405		
LOCATION (%)			-10%		-$13,450		
SHAPE (%)			-10%		-$12,105		
FLOODING/TIDAL SURGE (%)			-5%		-$5,447		
EASEMENT DRAINAGE (%)			-10%		-$10,350	$93,153	
MULTI-UNIT	94	LAND AREA	$2,100.00	$2,100.00	$197,400		
OTHER (%)			-100%		-$197,400	$0	
MULTI-UNIT	23	LAND AREA	$2,100.00	$2,100.00	$48,300		
OTHER (%)			-100%		-$48,300	$0	
					Total Net Value :	$3,688,561	$1,605.82

Valuation Override Value : ☐

Rounded Total :	$3,700,000	$1,610.80
Valuation Amount :	$3,700,000	$1,610.80

Calc Notes

94M2 IS NEW ROAD ALONG HOLDEN STREET. CODE 6 STOREY BUILT 7 STOREY+BASEMENT. MINOR FLOOD AFFECTION MINIMUM HABITABLE FLOOR RL4.5 MAX GROUND LEVELRL4.2 . EMTS B+C+A=61M2 . NOISY LOCATION AND NEAR CARLTEX FUEL STATION (BOTH NOISE LEVEL AND AIR QUALITY COMPLIANCE REQUIRED) 1.2 METRE WIDE ROAD DEDICATION IS PROVIDED ALONG THE DESHON STREET FRONTAGE 19 M= 23M2

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Urban Valuation Calc Details - 1000/04:40239327 I A

LOBOW(1)

Finalised Yes | Complex No

Date of Valuation :	01/10/2016	Value:	$1,850,000	DSI:	No

Property Id :	40239327 I	Calc LG/Div :	1000/04 01/10/2016
Walk The Road :	8649	Primary L/U :	(9) COMMUNITY TITLES SCHEME (STANDARD/GTP PLAN)
Property Area :	1611 M2	As Valued L/U :	(250) MULTI UNIT
Address :	124 LYTTON RD, EAST BRISBANE QLD 4169	Indic. Planning :	LOW-MEDIUM DENSITY RESIDENTIAL (2 OR 3 STOREY MIX)
RPD :	L1-8 SP148178	SMA :	(206) EAST BRISBANE MULTI-RESIDENTIAL
Owner :	BODY CORPORATE FOR `120-124 LYTTON ROAD, EAST BRISBANE` COMMUNITY TITLES SCHEME 30417	Calc Stratification :	NONE ☐ Exclude from stratification factoring
PVM :	NON-RURAL	Valuer :	WANGYI2

Net Rate Calculator

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
MULTI UNIT LOW DENSITY	1,611	LAND AREA	$1,600.00	$1,600.00	$2,577,600		
ACCESS DIFFICULTIES/LIMITED (%)			-10%		-$257,760		
SHAPE (%)			-15%		-$347,976		
LOCATION (%)			-5%		-$98,593	$1,873,271	
					Total Net Value :	$1,873,271	$1,162.80
					Rounded Total :	$1,850,000	$1,148.36
					Valuation Amount :	$1,850,000	$1,148.36

Valuation Override Value : ☐

Calc Notes

CODE 2-3 STOREYS, IRREGULAR SHAPE, MAIN ROAD LOCATION, DIFFICULT ACCESS - ACCESS VIA EASEMENT A ON SP148177

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