

# Urban UCALC Handbook for Statutory Valuations

## Burdekin LGA



**Version History**

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## 1.0 Introduction

This manual provides background information for the urban valuations undertaken by the State Valuation Service in the Burdekin LGA, where the primary method of valuation is via a calculation.

The aim of the report is to provide source documentation detailing land classification naming conventions, land classification descriptions, allowances, and benchmark standards.

## 2.0 UCALC Sub Market Areas

By definition a Sub Market Area is a market area in which properties are grouped together by a common denominator causing their values to move together as one in that market area.

Sub Market Areas in Burdekin LGA have been created based on AVLU and Locality. The only Sub Market Areas applicable to UCLACs are:

- 206 Multi-Unit Properties in Ayr
- 305 Commercial & Industrial Properties in Brandon Township
- 306 Commercial Properties in Ayr
- 317 Commercial Properties in Home Hill
- 406 Industrial Properties in Ayr
- 417 Industrial Properties in Home Hill
- 666 All Special Use Properties

Refer to **Appendix 1** for an SMA Description Table.

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## 3.0 UCALC Precincts

A 'Precinct' is a grouping of calcs that represent a specific sub market within an existing land use SMA or across a group of SMAs. The Precinct sub group allows a different factor to be applied to this grouping when required.

As an example: An SMA for water front multi-unit could be further broken into precincts to allow flexibility to move certain sections of the SMA differently when required. From experience the waterfront would move with the same factor the majority of the time but the further stratification provides a structure for relativity and enables fine tuning and adjustments to groups of calculations to be made easily when required.

Precincts are similar to 'Categories' and 'Exceptions' in MASS. Each Precinct is created and held within Urban Calcs and will have linked SMA/s, inclusion criteria and optional exclusion criteria to determine the calculations that are within the Precinct.

Precincts are based on QVAS Attributes and include:

- Area
- As Valued Land Use
- Heritage Listed
- Locality
- Primary Land Use
- Property ID
- Property Type
- Walk The Road
- Zoning

**There are no precincts applied within this LGA as further stratification is not required.**

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## 4.0 UCALC Line Classifications

Classification lines represent a specific land use type within an LGA/DIV (Basis). They provide a third stratification under SMA and Precincts. Even if they are rarely utilized to apply different factors they are useful in attaching a description of the land type to the calculation record.

Classifications are particularly useful where a site may have more than one land type with varying values. An example of this is a residential englobo site with sound land suitable for subdivision and flood affected land which is unusable except for drainage reserve/park. In such an instance it is useful to apply an englobo \$/m<sup>2</sup> rate to the sound part of the site and a flooded/park rate to the unusable area. Calc Notes can be used to record the site issues and the rationale behind the area break up.

Another common application is where part of the site is covered by an easement and a lower rate is required to be applied to the easement land. In this case the site is separated into two lines with the easement allowance applied to the easement affected land.

In deciding how and where to use classifications the User needs to consider:

- The nature of the market – is it complex or simple?
- Do you want flexibility to move values?
- Are there properties with different attributes within the property that need to be captured separately and may require the flexibility to move rates differently?
- Is there the need to adequately describe the property calculation attributes for transparency and uniformity?

Where initial calculations are created by the QVAS bulk create process, a simple generic descriptor for the single line calc based upon the AVLU will be created.

The 6 generic classification names are the minimum standard for Urban Calcs. Each Urban Calc must have at least 1 calculation line including a Classification name type.

More detailed calculation line classifications can be applied to each calculation in a LG/DIV based upon the relevant QVAS District classification line data. There is a state-wide standard for creation of these classification lines which is intended to provide some overall standardization across the SVS.

The following line classifications have been adopted for the Burdekin Local Government Area:

- Commercial
- Commercial CBD
- Commercial CBD Fringe
- Commercial Major Road
- Industrial
- Industrial Major Road
- Industrial Quarry
- Multi-Unit

Refer to **Appendix 2** for the Line Classification list and descriptors for this LGA.

## 5.0 Allowances

Within the Burdekin LGA, valuers work off a 'district standard' sized parcel.

The valuation process adopted is that a *base value* rate is determined – in the case of a revaluation from the sales evidence – however at the interim stage the base rates are determined from the existing values.

Following the adoption of a base rate, a series of allowances are made to reflect the variations of the particular lot being valued.

The base rate is applicable to what is regarded as the standard lot or 'district standard' lot. It is important to ensure that the base rate derived from sales evidence is determined with due regard to these adjustments and allowances.

The standard lot may vary from location to location however the district standard approach has been found to provide consistent and uniform results.

### District Standard

1. Commercial lands, this is a 1,012m<sup>2</sup> allotment with a frontage of about 20m. This parcel is serviced with town water, sewerage, electricity connection is available, and the parcel has standard features. The standard unit of comparison is a rate/m<sup>2</sup>.
2. Industrial lands, this is a 1,012m<sup>2</sup> allotment with a frontage of about 20m. This parcel is serviced with town water, sewerage, electricity connection is available, and the parcel has standard features. The standard unit of comparison is a rate/m<sup>2</sup>.
3. Multi-unit lands, this is a 1,012m<sup>2</sup> allotment with a frontage of about 20m. This parcel is serviced with town water, sewerage, electricity connection is available, and the parcel has standard features. The standard unit of comparison is a % premium above adjoining single unit residential lands.

From the district standard, allowances are then made to cater for site specific attributes, and benchmarked size allowance for areas greater than or less than the 'district standard'.

### Allowances

Allowances are applied to parcels based on a percentage or dollar basis, from a district standard lot.

A standard list of 43 'allowances' have been identified Statewide, determined on a % basis; and a further 15 'allowances' determined on a dollar basis.

Refer **Appendix 3** for a table of the Allowances used within this LGA and typical applications.



### Allowance for Size (Size Cards)

The size table allows a consistent base rate to be applied to all calculations in a precinct or SMA with a variation between \$/m<sup>2</sup> rates for size handled by an automatic size allowance. This automatic size allowance is based on a table of data created by the valuer which would be based on key standard \$/m<sup>2</sup> rates set by current and historical sales evidence.

Within the Burdekin Local Government Area, the following size cards have been adopted

- Ayr CBD Commercial: This size card is applicable to all properties within SMA 306 that have a line classification of “Commercial CBD” or “Commercial CBD Fringe”.
- Industrial/Commercial – Ayr: This size card is applicable to all properties within SMA 306 that do not have a line classification of “Commercial CBD” or “Commercial CBD Fringe” and all properties within SMA 406 regardless of line classification.
- Industrial/Commercial – Brandon: This size card is applicable to all properties within SMA 305.
- Commercial/Industrial – Home Hill: This size card is applicable to all properties within SMA 317 and 417.

**There is no size card applicable to multi-unit properties (SMA 206). Refer to Section 6.0 for further information.**

Refer to **Appendix 4** for Size Allowance tables.

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## 6.0 Rationale

### **Base Rates:**

The base rate is the benchmark \$/m<sup>2</sup> rate applied to a property or set of properties that does not consider specific property features (e.g. size and allowances). Although base rates are subject to change with market movements and are specifically outlined in the Annual Valuation Basis, it is important to note the role they play in the existing overall structure of UCALCs in this LGA.

Primarily, base rates are the main indicator of the quality or desirability of a specific location i.e. the higher the base rate the better the location and vice versa. It is for this reason that location based allowances have not been used.

The most desirable commercial location in this LGA is along Queen Street in Ayr, as this is where the vast majority of commercial activity and vehicular traffic occurs. The Queen Street area between Young and Parker Streets has historically been the core CBD with Base Rates generally at their highest within this area before gradually decreasing the further out you go.

Although proximity to the core CBD is a major indicator of commercial Base Rate levels, situation along Queen Street or any other major road is paramount. Typically the highest Base Rates are on Queen and Edwards Streets, the two major roads in Ayr, followed by Macmillan and Graham Street properties that directly adjoin the core CBD.

Similarly, the highest base rates in Home Hill will generally occur along Eighth Avenue/Bruce Highway and in Brandon, Drysdale Street/Bruce Highway.

Industrial properties are typically grouped in specific locations such as the Ayr Industrial Estate and will have base rates unrelated to the main commercial areas. However properties in non-industrial specific locations will generally be valued in line with adjoining or nearby commercial properties.

**Base rates are not applicable to multi-unit properties. See below.**

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### **Multi-Unit Properties:**

Multi-unit properties are valued under a different methodology to commercial and industrial properties. Instead of base rates being the standard unit of comparison, a percentage premium above adjoining or comparable single unit residential is applied.

The premium above single unit residential applied is as follows:

- 10% for 2 detached units (AVLU 273)
- 15% for 3 units (AVLU 273)
- 20% for 4-6 units (AVLU 272)
- 25% for more than 6 units (AVLU 271)

The reason for the different premiums is to acknowledge the costs involved in realizing the higher use, namely council infrastructure charges (DA costs are negligible). Currently infrastructure charges are \$7,000 per 2 bedroom dwelling unit and \$10,000 per 3 bedroom dwelling unit. Although the values reflect the increase in costs the more units there are on a property they are not applied on a direct cost basis, and they do not explicitly account for the number of bedrooms per unit.

The percentage premium applied to the Ucalc is via a Town Planning allowance. For example a property with 3 units and an AVLU of 273 will have a Town Planning allowance of 10%. Most other allowances (e.g. Corner Influence & Frontage) as detailed in this handbook also apply to multi-unit properties. Refer Appendix 3.

The applied base rate on the Ucalc record is the adjoining single unit residential level.

Size cards are not applicable as multi-unit properties are based off single unit residential relativity.

All attached duplexes are valued in line with single unit residential and are therefore not applicable to Ucalcs.

Ucalcs are only used for multi-unit properties within Ayr township which are grouped within SMA 206. Any multi-unit property in Ayr that is not within SMA 206 will likely have a commercial or industrial zoning and therefore be valued as such.

There is no distinct multi-unit market in Home Hill, or any other locality, and for this reason Ucalcs are not used.

There is no designated multi-unit zoning within the Burdekin Shire Planning Scheme at the time of writing this handbook. Any development to multi-unit within the Residential Zone will require a code assessable material change of use with the Low Density Sub Area requiring an impact assessment.

## Glossary

## References

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## Appendix 1 - Sub Market Area Description Table



SMA	SMA Description	IFR Props	Asset Props	ENG	MULTI AVLU	COM AVLU	IND AVLU	Total Props/SMA
206	MULTI-UNIT PROPERTIES IN AYR	102	1		103	0	0	103
305	COMMERCIAL, INDUSTRIAL IN BRANDON TOWNSHIP	33	0		0	6	27	33
306	COMMERCIAL PROPERTIES IN AYR	224	3		0	227	0	227
317	COMMERCIAL PROPERTIES IN HOME HILL	71	3		0	74	0	74
406	INDUSTRIAL PROPERTIES IN AYR	109	3		0	0	112	112
417	INDUSTRIAL PROPERTIES IN HOME HILL	35	3		0	0	38	38
666	ALL SPECIAL USE PROPERTIES	15	0		0	0	15	15

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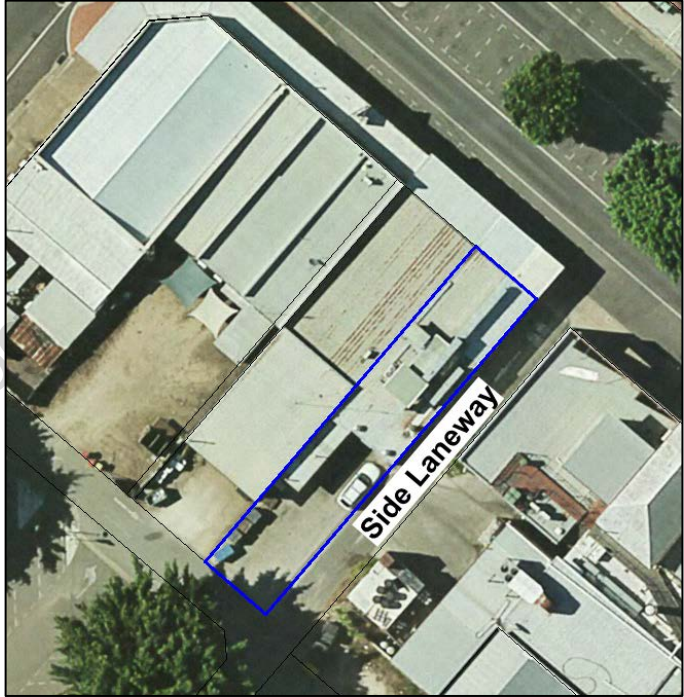

## Appendix 2 – Line Classifications and Descriptors

CLASSIFICATION LINE (Mandatory Lines in Green)	DESCRIPTION	SMA APPLICATION	PRECINCT APPLICATION
COMMERCIAL Based on a rate per m2	General classification for commercial properties outside CBD and major roads/ arterials.	305: Commercial & Industrial Properties in Brandon. 306: Commercial Properties in Ayr. 317: Commercial Properties in Home Hill.	N/A
COMMERCIAL CBD	Commercial classification for properties located on Queen Street, Ayr.	306: Commercial Properties in Ayr.	N/A
COMMERCIAL CBD FRINGE	Commercial classification for properties not on Queen Street but still considered within the CBD. Typically parts of Young and Edward Streets in close proximity to Queen Street.	306: Commercial Properties in Ayr.	N/A
COMMERCIAL MAJOR ROAD	Commercial classification for properties located on major roads/ arterials. Edwards Street and the Bruce Highway in Ayr, Eight Avenue/Bruce Highway in Home Hill and Drysdale Street/Bruce Highway in Brandon.	305: Commercial & Industrial Properties in Brandon. 306: Commercial Properties in Ayr. 317: Commercial Properties in Home Hill.	N/A
INDUSTRIAL Based on a rate per m2	General classification for industrial properties throughout the LGA.	305: Commercial & Industrial Properties in Brandon. 406: Industrial Properties in Ayr. 417: Industrial Properties in Home Hill.	N/A
INDUSTRIAL MAJOR ROAD	Industrial classification for properties located on major roads/arterials.	305: Commercial Industrial Properties in Brandon. 406: Industrial Properties in Ayr. 417: Industrial Properties in Home Hill.	N/A
MULTI UNIT Based on a rate per m2	General multi-unit classification based on a land area rate type.	SMA 206: Multi-Unit Properties in Ayr.	N/A
SPECIAL USE	Where land is valued in line with its specialised use, and not on another basis such as CIME or Residential	SMA 666: All Special Use Properties.	N/A
RESIDENTIAL	Mandatory classification that could be used for CTS schemes; caravan parks; retirement & aged care facilities	Not currently used on any existing UCalc records.	N/A
ENGLOBO	All englobo properties with an AVLU of 152. <b>Englobo properties in the Burdekin LGA are not valued in UCalcs.</b>	Not currently used on any existing UCalc records.	N/A

## Appendix 3 – Allowances and Typical applications





Allowance Name	Usage	Definition of ALLOWANCE	Percentage Range from Standard	Typical Allowance – PID *	Photograph/Image
Access Difficulties/ Limited	All	The property or part of the property cannot, permanently or periodically, be accessed or has a vehicle limitation e.g. 4WD or height clearance. The percent is relative to the disadvantage in the market the property has relative to a benchmark property or standard.	<p>Generally -2.5% to -10% to a maximum of -25%.</p> <p>This negative allowance is usually applied when vehicular access to a property is restricted, typically by median strips, car parks, traffic directions or the requirement of crossings e.g. over deep curbside drains.</p> <p>More severe limitations would involve the quality of the road e.g. unusable in wet conditions.</p>	<ul style="list-style-type: none"> <li>• PID 5162434: -2.5% for median strip restricting access to side-street from frontage road.</li> <li>• PID 5163391: -5% for median strip restricting access to both frontages.</li> <li>• PID 5163684: -5% for access being limited to driveway crossing only despite wide frontage. This is due to deep curbside drain.</li> </ul>	
Access Rear	All	The property has an advantage of access, other than another Street e.g. laneway, but not easement, from the rear. The percent is relative to the advantage in the market the property has relative to a benchmark property or standard.	<p>Generally +2.5%</p> <p>This allowance is applied when the property has additional access via a laneway or partial frontage.</p>	<ul style="list-style-type: none"> <li>• PID 5160557: +2.5% for additional access via rear laneway.</li> <li>• PID 5160578: +2.5% for additional access via partial frontage.</li> </ul>	


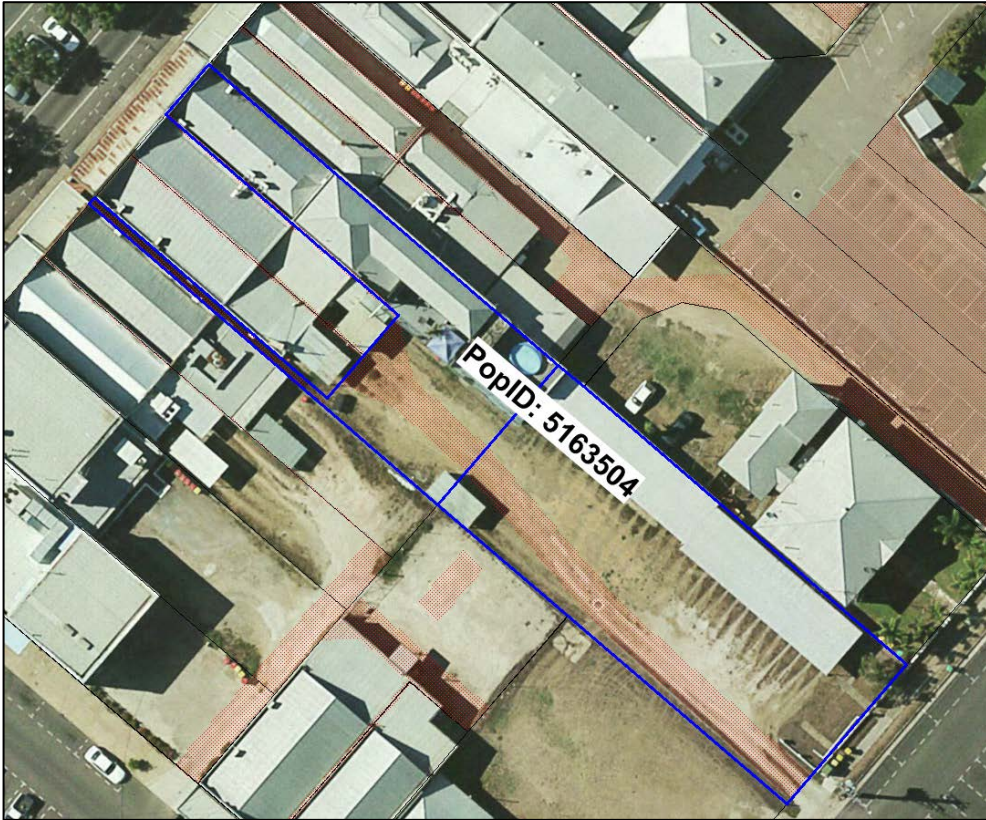
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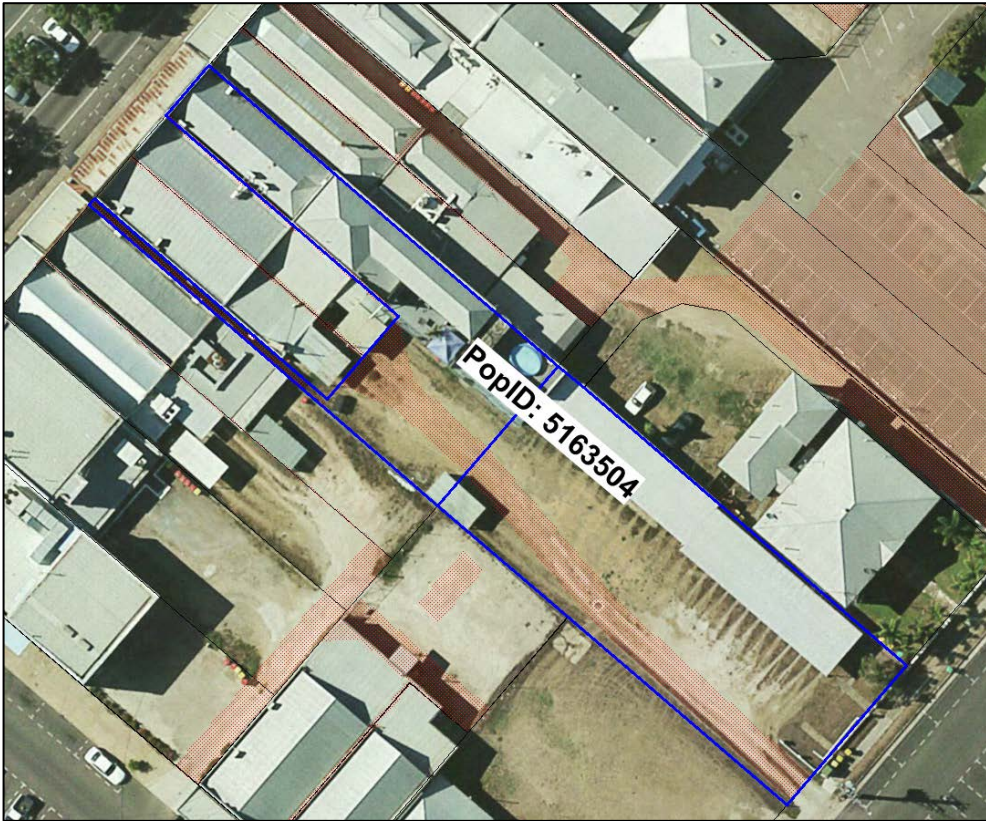
Access Side	All	The property has an advantage of access from one side boundary, The percent is relative to the advantage in the market the property has relative to a benchmark property or standard.	Generally +2.5%  This allowance is applied when the property has additional access via a laneway or partial frontage.	<ul style="list-style-type: none"> <li>• PID 5160556: +2.5% for additional access via side laneway.</li> <li>• PID 5163353: +2.5% for additional access via side laneway.</li> </ul>	
Bulk	All	The highest and best use is individual disposal of lots in the amalgamation on a percentage per lot basis to reflect the time and cost of selling lot. NB: can vary according to market selling rates.	Generally -10% per lot.  Dependent on rate of sale for that property type.  A site + site less bulk methodology is usually applied to vacant properties only.	<ul style="list-style-type: none"> <li>• PID 5162883: -10% applied to each allotment/site.</li> <li>• PID 40739212: -10% applied to each allotment/site.</li> </ul>	
Contamination	All	The property has an area of land that is eligible for registration on the EMR/CLR	This is a site specific allowance and can be a percentage of -10% to +20%, or a \$ amount.	<ul style="list-style-type: none"> <li>• This allowance has not been applied to any existing records.</li> </ul>	
Corner Influence	All	The property has an advantage of corner exposure, The percent is relative to the advantage in	Generally +5% to +10%.  +5% for properties at minor	<ul style="list-style-type: none"> <li>• PID 5163532: +5% applied even though this property is on Queen Street because it is only</li> </ul>	

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		the market the property has relative to a benchmark property or standard.	<p>intersections (this will apply to the majority of properties).</p> <p>+10% for properties at major intersections (typically along Queen and Edwards Streets).</p> <p>This allowance also takes into account additional frontage to a side street.</p>	<p>a minor intersection to a narrow street.</p> <ul style="list-style-type: none"> <li>• PID 5163414: +10% applied as this is a major intersection along Queen and Edwards Street.</li> </ul>	 
Depth Factor	Com & Ind	The property is valued on a per linear metre frontage and a depth curve is relevant and consistent in the market	<p>Although no UCalc properties have been valued on a linear metre frontage basis, a depth factor allowance has been adopted for properties with a depth in excess of the standard 50m. This allowance reflects the diminishing value of the land the further it is from the frontage.</p> <p>Additionally a depth factor has been applied to CBD properties where part of the land is behind another building. This similarly reflects the importance of street frontage for CBD properties and is used in lieu of a shape allowance.</p> <p>Generally the area of a property that is past the 50m standard depth or behind neighbouring buildings is valued at 50% the rate of the rest of the property.</p>	<ul style="list-style-type: none"> <li>• PID 5163384: -50% applied to rear land area past 50m standard depth.</li> <li>• PID 5162760: -50% applied to rear land situated behind a neighbouring building.</li> </ul>	 
Drainage	All	The property is disadvantaged by poor drainage with areas affected by ponding or overland flow.	Generally -2.5% to -10% up to -20%.	<ul style="list-style-type: none"> <li>• PID 40005590: -2.5% for ponding of water during heavy inundation.</li> </ul>	

				<ul style="list-style-type: none"> <li>• PID 5163534: -2.5% allowance for ponding of water from higher adjoining properties.</li> </ul>	
Easement Access	All	The property is burdened or benefitted by an easement related to access	<p>This can be a positive or negative allowance depending on whether the easement is a benefit or burden to the property.</p> <p>Generally an overall +2.5% to +5% allowance is applied to a property that is benefitted by an additional access easement.</p> <p>For properties that are burdened by an access easement, the area of the property that is covered by the easement is generally valued 50% the rate of the rest of the property.</p> <p>However an overall allowance of up to -50% is applied where the situation of the easement has a detriment to the entire property e.g. through the middle.</p>	<ul style="list-style-type: none"> <li>• PID 5163508: Overall +2.5% applied for additional access via an easement through adjoining properties.</li> <li>• PID 40972583: -50% allowance applied only to the area of land directly covered by the easement. The easement runs along the side boundary and therefore doesn't have an overall effect on the property.</li> <li>• PID 5163504: Overall -30% allowance applied due to the situation of the burdening easement through the middle of the property.</li> </ul>	 
Easement Drainage	All	The property is burdened or benefitted by an easement related to drainage	<p>This is usually a negative allowance for council drainage easements.</p> <p>Typically the area of land</p>	<ul style="list-style-type: none"> <li>• PID 5211279: -50% allowance applied only to the area of land directly covered by the easement. The easement runs along the side boundary and</li> </ul>	




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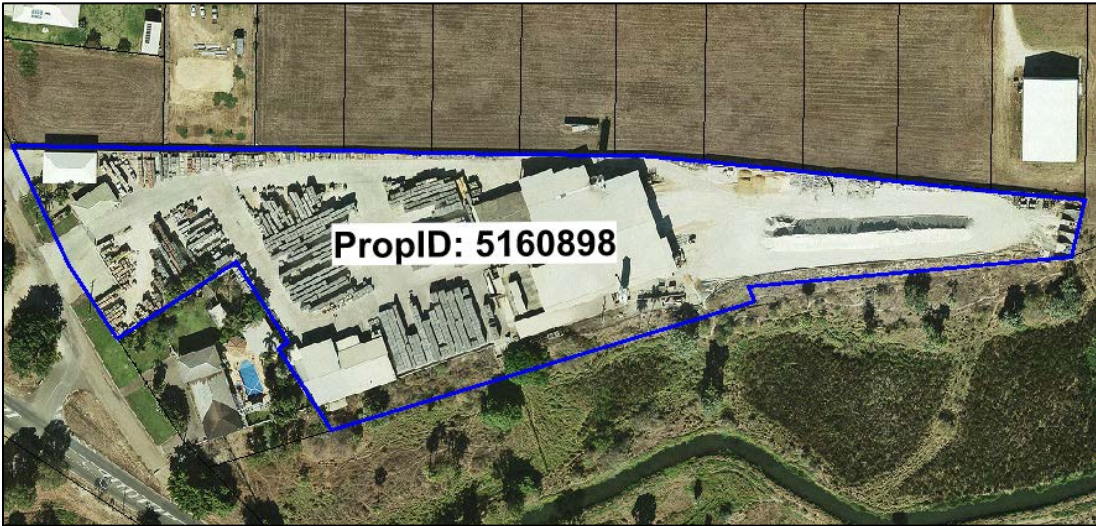
			<p>that is under the easement is valued at 50% the rate of the rest of the property.</p> <p>However an overall allowance of up to -50% is applied where the situation of the easement has a detriment to the entire property e.g. through the middle.</p>	<p>therefore doesn't have an overall effect on the property.</p> <ul style="list-style-type: none"> <li>• PID 5163280: Overall -5% allowance applied due to the situation of the burdening easement through the middle of the property.</li> </ul>	 
Easement Other	All	The property is burdened or benefitted by an easement (other than Access, Drainage or Services)	Depending on the specific details of the easement a positive or negative allowance in line with the methodology of the other easement allowances.	<ul style="list-style-type: none"> <li>• This allowance has not been applied to any existing records.</li> </ul>	
Easement Services	All	The property is burdened or benefitted by an easement related to a utility or service.	<p>This is usually a negative allowance for electrical services.</p> <p>Typically the area of land that is under the easement is valued at 50% the rate of the rest of the property.</p> <p>However an overall allowance of up to -50% is applied where the situation of the easement has a detriment to the entire property e.g. through the middle.</p>	<ul style="list-style-type: none"> <li>• PID 41074090: -50% allowance applied only to the area of land directly covered by the easement. The easement runs along the side boundary and therefore doesn't have an overall effect on the property.</li> <li>• PID 5233834: Overall -5% allowance applied due to the situation of the burdening easement through the property.</li> </ul>	 
Exposure	Com & Ind	The property is burdened or benefitted by having exposure to pedestrian or vehicular traffic	<p>Generally +2.5% to +5%. Up to 10%.</p> <p>Properties with good exposure will generally have a higher base rate to those that</p>	<ul style="list-style-type: none"> <li>• PID 40290464: +2.5% due to exposure to the Bruce Highway. Most properties within the industrial estate do not have highway exposure.</li> </ul>	

			<p>don't however in some instances this will not be the case.</p> <p>This allowance is applied when properties with exposure are valued at the same base rate as those without due to most other attributes being similar.</p>	<ul style="list-style-type: none"> <li>• PID 41097645: +10% for over 190m of frontage with exposure to the Bruce Highway. Most properties within the industrial estate do not have highway exposure.</li> </ul>	 
<p>Flooding/Tidal Surge</p>	<p>All</p>	<p>The property has a probability of being partially or fully inundated by flood or tidal water. The percent is relative of the probability and extent of inundation.</p>	<p>Generally 10% to 20% up to 35% for major flooding. Minor flooding 2.5% to 5%.</p> <p>This is to reflect the market perception of the likelihood of flooding and is in addition to any allowance for fill or other remedial works on the site.</p>	<ul style="list-style-type: none"> <li>• PID 5163386: -10%. This property is situated in a low point of the street and is subject to flooding during heavy inundation.</li> <li>• PID 5162300: -25%. This property is located in a major flood corridor.</li> </ul>	

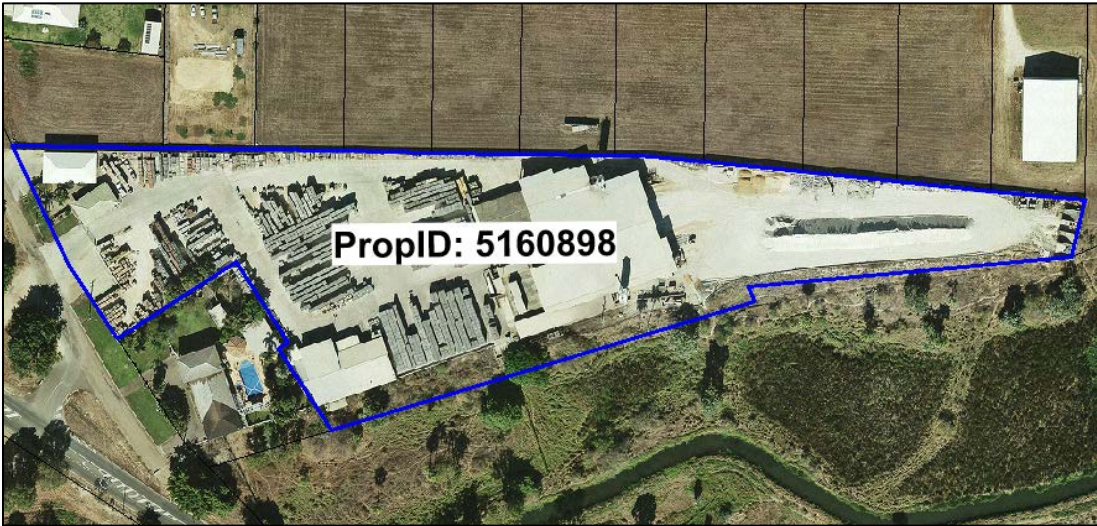
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Frontage	All	The property has an advantage or disadvantage related to the type or relative length of frontage to the main source of traffic. The percent is relative to the advantage or disadvantage in the market the property has relative to a benchmark property or standard.	<p>There are two elements in this allowance, one positive and one negative.</p> <p>Bearing in mind a standard lot will have a 20m frontage and 50m depth, generally any lot with a frontage greater than 20m will have a positive allowance and any lot with a frontage less than 20m will have a negative allowance.</p> <p>Frontage is particularly important for <b>CBD and CBD fringe commercial properties</b>. All properties with these line classifications will have very specific frontage allowances as detailed below:</p> <ul style="list-style-type: none"> <li>-15% for less than 5m</li> <li>-10% for 5m to 9m</li> <li>- 5% for 10m to 15m</li> <li>-2.5% for 15m to 17m</li> <li>Nil for 18m to 24m</li> <li>+2.5% for 25m to 29m</li> <li>+5% for 30m to 34m</li> <li>+7.25% for 35m to 39m</li> <li>+10% for 40m to 44m</li> <li>+12.5% for 45m to 49m</li> <li>+15% for 50m to 60m</li> <li>+20% max for over 60m</li> </ul> <p>Frontage allowances are less specific for <b>all other Ucalc properties</b> and will generally be applied as follows:</p> <ul style="list-style-type: none"> <li>-10% for less than 10m</li> <li>-5% for 10m-15m</li> <li>+5% for 35m-50m</li> <li>+10% to +20% for over 50m</li> </ul>	<ul style="list-style-type: none"> <li>• PID 5163507: -10% allowance (7.5m frontage – CBD)</li> <li>• PID 5163483: -5% allowance (13.5m frontage - CBD)</li> <li>• PID 5163479: +10% allowance (40m frontage – CBD)</li> <li>• PID 5163377: +20% allowance (118m frontage – CBD)</li> <li>• PID 5163124: +5% allowance (40m frontage – Non-CBD)</li> <li>• PID 41100159: +10% allowance (100m frontage – Non-CBD)</li> </ul>	
Lease Restrictions	All	s. 33 of the LVA applies	Up to 20%	<ul style="list-style-type: none"> <li>• PID 41155685: -10%</li> </ul>	
Other	All	A generic 'catch-all' which is defined in the Line Notes, e.g. railway tracks.	No standard allowance and used only if not covered by existing allowance headings.	<ul style="list-style-type: none"> <li>• PID 40849979: -10% allowance for sloping topography.</li> <li>• PID 5163542: -10% allowance for underground sewer main running through the property limiting development potential.</li> </ul>	

Quality Surrounding Development	All	Nearby developments to the property provide a relative advantage or disadvantage related to a benchmark location.	This would be applied where the disadvantage has not been accounted for in the base rate.	<ul style="list-style-type: none"> <li>• This allowance has not been applied to any existing records.</li> </ul>	
Shape	All	The shape of the property is a relative advantage or disadvantage related to a benchmark property.	<p>Generally -2.5% to -5% for slightly irregular shaped parcels.</p> <p>Generally -10% to -20% for difficult shaped blocks e.g. triangular.</p>	<ul style="list-style-type: none"> <li>• PID 5160559: -5% for slightly irregular shape.</li> <li>• PID 5160754: -10% for difficult triangular shape.</li> <li>• PID 5160898: -20% for difficult irregular shape.</li> </ul>	  
Size	Com & Ind	The size of the property is a relative advantage or	This allowance is applied only when the automatic	<ul style="list-style-type: none"> <li>• PID 5163477: The calc for this property is broken into 2</li> </ul>	

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		disadvantage related to a benchmark property	size allowance is inappropriate.  This allowance is mostly used when the calc of a property is broken into separate sections.	sections, 1 for the side fronting Queen Street and the other for the side fronting Macmillan Street. A different base rate has been applied to either side. The overall area of the property is 8,085m2 but a size factor appropriate for the individual sections of 4,000m2 and 4,085m2 has been applied.	
Street to Street	All	The property has the advantage of frontage to two or more streets of near or equivalent value.	Generally 5%.  This is applied when the property has full frontage to multiple streets.	<ul style="list-style-type: none"> <li>• PID 41097645: 2.5% for dual street frontages, however the road along Breen Street is mostly unformed/poor at this property hence the lower than standard allowance.</li> <li>• PID 40027790: +5% for full frontage to two streets.</li> </ul>	 
Services Unavailability	All	The development of the property is limited by the	Overhead power, reticulated water and	<ul style="list-style-type: none"> <li>• PID 5161875: -10% for no reticulated sewerage.</li> </ul>	

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		immediate availability of utilities.	reticulated sewerage are standard for UCalc properties.  Properties without any of these services will generally have a 10% allowance up to 20% for multiple services unavailability.		
Town Planning	All	A local planning order or scheme creates for the property a relative advantage or disadvantage related to a benchmark property	Up to -50%  The use of the property is restricted by its current zoning.  For Multi-Unit properties this allowance is used to reflect the higher use compared to an adjoining/comparable single unit residential property. The allowance will be 10%, 15% or 20% depending on the number of units as detailed in Section 7 of this Handbook.	<ul style="list-style-type: none"> <li>• PID 5209160: -10% for "Village" zoning. This property is currently used for storage sheds and is valued in line with nearby higher intensity industrial properties. Any higher use of this property would require a material change of use.</li> <li>• PID41155560: +10% for having 3 units on the property.</li> <li>• PID 5163299: +15% for having 4 units on the property.</li> </ul>	

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## Appendix 4 – Size Allowance Tables

Ayr CBD Commercial

Size	Factor
100	1.400
150	1.350
200	1.350
250	1.300
300	1.250
350	1.100
400	1.050
450	1.050
500	1.000
600	1.000
700	1.000
800	1.000
900	1.000
1000	1.000
1100	1.000
1200	1.000
1300	0.980
1400	0.960
1500	0.940
1600	0.920
1700	0.900
1800	0.875
1900	0.850
2000	0.825
2250	0.800
2500	0.775
2750	0.750
3000	0.725
3250	0.700
3500	0.675
3750	0.650
4000	0.625
4250	0.600
4500	0.574
4750	0.551
5000	0.530
5500	0.488
6000	0.453
6500	0.423
7000	0.398
7500	0.376
8000	0.356
8500	0.339
9000	0.324
9500	0.311
10000	0.298
11000	0.274
12000	0.254
13000	0.237
14000	0.223
15000	0.210
17500	0.182
20000	0.161
25000	0.130
30000	0.109

Industrial/Comm - Ayr

Size	Factor
100	3.33
200	2.08
300	1.67
400	1.46
500	1.25
600	1.11
700	1.07
800	1.04
900	1.02
1000	1.00
1100	0.98
1200	0.97
1300	0.93
1400	0.89
1500	0.86
1600	0.83
1700	0.81
1800	0.79
1900	0.77
2000	0.75
2250	0.70
2500	0.67
2750	0.64
3000	0.61
3250	0.59
3500	0.57
3750	0.56
4000	0.54
4250	0.53
4500	0.52
4750	0.51
5000	0.50
5500	0.47
6000	0.44
6500	0.42
7000	0.40
7500	0.39
8000	0.38
8500	0.36
9000	0.35
9500	0.34
10000	0.33
11000	0.31
12000	0.28
13000	0.27
14000	0.25
15000	0.24
16000	0.22
17000	0.21
18000	0.20
19000	0.20
20000	0.19
25000	0.15
30000	0.13
35000	0.11
40000	0.10

Industrial/Comm - Home Hill

Size	Factor
100	1.800
200	1.180
300	1.090
400	1.080
500	1.075
600	1.050
700	1.050
800	1.050
900	1.037
1000	1.000
1100	0.970
1200	0.944
1300	0.923
1400	0.900
1500	0.889
1600	0.875
1700	0.863
1800	0.852
1900	0.842
2000	0.833
2250	0.770
2500	0.720
2750	0.679
3000	0.644
3250	0.615
3500	0.590
3750	0.569
4000	0.550
4250	0.533
4500	0.519
4750	0.505
5000	0.493
5500	0.461
6000	0.430
6500	0.410
7000	0.390
7500	0.373
8000	0.358
8500	0.345
9000	0.333
10000	0.313
11000	0.291
12000	0.272
13000	0.256
14000	0.243
15000	0.231
17500	0.202
20000	0.180
25000	0.147
30000	0.124
35000	0.108
40000	0.960

Industrial/Comm - Brandon

Size	Factor
100	3.33
200	2.08
300	1.67
400	1.46
500	1.25
600	1.11
700	1.07
800	1.04
900	1.02
1000	1.00
1100	0.98
1200	0.97
1300	0.93
1400	0.89
1500	0.86
1600	0.83
1700	0.81
1800	0.79
1900	0.77
2000	0.75
2250	0.70
2500	0.67
2750	0.64
3000	0.61
3250	0.59
3500	0.57
3750	0.56
4000	0.54
4250	0.53
4500	0.52
4750	0.51
5000	0.50
5500	0.47
6000	0.44
6500	0.42
7000	0.40
7500	0.39
8000	0.38
8500	0.36
9000	0.35
9500	0.34
10000	0.33
11000	0.31
12000	0.28
13000	0.27
14000	0.25
15000	0.24
16000	0.22
17000	0.21
18000	0.20
19000	0.20
20000	0.19
25000	0.15
30000	0.13
35000	0.11
40000	0.10