

## **Unimproved Grounds**

Land back to its natural state. The sales need to be analysed back to unimproved value before getting applied to our block.

What is your zoning? Rural residential is more valuable than rural as it can be subdivided. Only rural properties can have an unimproved value or at least provide an application for rural or primary production (must meet criteria of relevant section of Land Valuation Act (2010))

### **Things to remove from improved sales (sale has to be as close to the valuation date as possible)**

Clearing (timber treatment)

Any built improvements such as fencing, sheds dwellings, irrigation, roads

Dams

Seeding and fertilizer costs

Time costs. Time it takes to bring the land up to the level that the sale was in at date of sale

Do you have power, sewer and water?

Is development restricted in any way on your property?

Driveway length and underground power to building site is ...meters long

Is your property affected by shape issues ie battleaxe block

Sloping block increases build costs and maintenance costs

How much of site is useable

Do you need to build over a creek to gain access? Example Cedar Creek

Does your site flood?

Do you get flooded out during rain events? Access cut

Have the floods impacted the property through erosion (especially to driveways) and landslides?

Are there any easements that are detrimental to your property?

Aircraft noise impact?

Main Rd noise impacts?

Are you impacted by power lines?

ARE YOU A FARM? You might be able to apply for a Primary Productions concessional value