PROPERTY INFORMATION REPORT

VALUER-GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001

Tasmanian Government

PROPERTY ID: 7772249

MUNICIPALITY: WEST COAST

PROPERTY ADDRESS: PENGHANA ROAD
QUEENSTOWN TAS 7467

PROPERTY NAME:

TITLE OWNER:

INTERESTED PARTIES: DPIPWE

POSTAL ADDRESS: (Interested Parties) GPO BOX 44
HOBART TAS 7001

MAIN IMPROVEMENTS SUMMARY

Improvements: MINE,PLANT OFF WSP

Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	SPECIAL PURPOSE BUILDING	11047.0 square metres
	TANK	8000.0 square metres
	ROAD	7000.0 square metres

Number of Bedrooms:

Construction Year of Main Building: 1940

Roof Material:

Wall Material:

Land Area: 2237.0 hectares

LAST VALUATIONS

Date Inspected	Levels At	Land	Capital	A.A.V.	Reason
25/02/2022	01/07/2021	$1,650,000	$3,350,000	$217,750	FRESH VALUATION
07/09/2018	01/07/2014	$1,100,000	$2,800,000	$182,000	2012/00048 SHED ERECTED

No information obtained from the LIST may be used for direct marketing purposes.

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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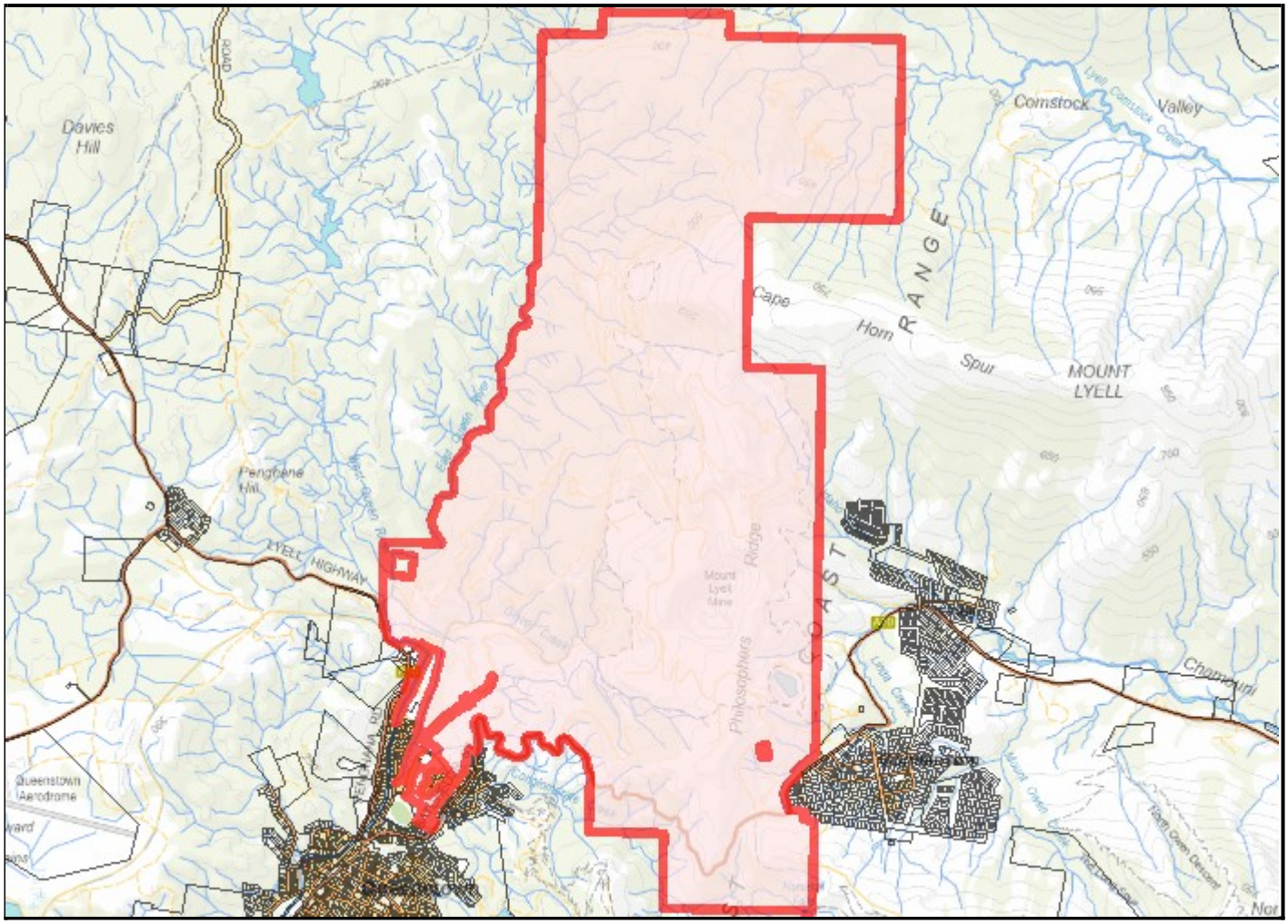

Explanation of Terms

Property ID - A unique number used for Valuation purposes.

Date Inspected - The date the property was inspected for the valuation.

Levels At - Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.

Land Value - Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.

Capital Value - Capital Value is the total value of the property (including the land value), excluding plant and machinery.

AAV - Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.

Interested Parties - This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).

Postal Address - This is the last advised postal address for the interested parties.

Multiple Tenancies - Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.