

**Property: 132-135 Darlington Road, Darlington NSW**  
**Valuation Date: 31<sup>st</sup> December 2009**  
**Lot 1 in DP 832273**

**Purpose:** To estimate hypothetical land value

**Age and Condition**

The building was constructed about 1993 and consequently is 17 years old. The building was purpose developed for student accommodation, and is in generally good condition commensurate with its age and use. The building is fitted with fire exit signs and fire stairs which are constructed of steel reinforced concrete, together with steel handrails. A passenger lift services all floors (but not basement carpark level).

**Room Configuration and Location**

	<b>Large Units</b>	<b>Small Units</b>
Ground Level	8 rooms	2 rooms
Level 1	11 rooms	3 rooms
Level 2	11 rooms	3 rooms
Level 3	9 rooms	3 rooms
Level 4	1 room	3 rooms
<b>TOTAL</b>	<b>40 rooms</b>	<b>14 rooms</b>

**Building Areas**

Based upon building plans the Gross Building Areas as follows:

	<b>Floor Area</b>	<b>Terrace Area</b>	<b>Total Area</b>
Basement	705 m <sup>2</sup>	—	705 m <sup>2</sup>
Ground Floor	485 m <sup>2</sup>	255 m <sup>2</sup>	740 m <sup>2</sup>
Floor 1	485 m <sup>2</sup>	30 m <sup>2</sup>	515 m <sup>2</sup>
Floor 2	485 m <sup>2</sup>	30 m <sup>2</sup>	515 m <sup>2</sup>
Floor 3	448 m <sup>2</sup>	30 m <sup>2</sup>	478 m <sup>2</sup>
Floor 4	169 m <sup>2</sup>	17 m <sup>2</sup>	186 m <sup>2</sup>
Add Lift			