

**Raine & Horne****Haberfield**105 Ramsay Street, Haberfield  
New South Wales 2045Telephone 02 9798 3777  
Fax 02 9799 2631Real Estate Agents, Property Managers, Business  
Agents, Auctioneers and Valuations Arranged

Manager Strategic Planning and Projects  
Ashfield Council  
Liverpool Rd  
Ashfield NSW 2131

Dear Mr. Sim,

**Re: Real Estate Values and Listing of  
Homes as Heritage Items in the Ashfield Area.**

I refer to your inquiry regarding the above.

It is in our opinion that character homes within residential 2(a) zones in Haberfield & Ashfield area may benefit from being individually Heritage listed.

In recent years the local real estate market has demonstrated that original character homes have sold for sums well above similar homes that have been unsympathetically modified as a result of inappropriate renovations not in keeping with the original style of the property.

Heritage listing can prevent owners who aren't aware of the considerable financial benefits of heritage listing from making unfortunate mistakes that may make their most important asset less valuable. It can also protect their immediate surroundings from unsympathetic development.

Whilst there are undoubtedly some prospective purchasers that do *not* prefer heritage listed properties, it is our experience in Haberfield & Ashfield area's that there are also many other buyers who specifically seek them out and are more than willing to pay a premium for such homes.

Our local area is becoming more and more up market and heritage listing can add the status and prestige of a property.

I hope this information is of assistance to you.

Yours faithfully



Alfio Musumeci  
Director