

CIVIC VALUATIONS

Land Development & Investment Advice

**A Valuation Report Prepared For
St George Community Housing Limited**

**Subject Property Being Located At
3 Broxbourne Street
Westmead (Mays Hill) NSW 2145**

**Being Legally Described As
Lot 10 in Deposited Plan 15920**

**Date of Valuation
12 August 2014**



**Our Reference
V2901B**

"Liability limited by a scheme approved under Professional Standards Legislation"

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1 EXECUTIVE SUMMARY

1.1 SUBJECT PROPERTY

3 Broxbourne Street, Westmead (Mays Hill) NSW 2145.

1.2 TITLE DESCRIPTION

Lot 10 in Deposited Plan 15920.

1.3 UNDER INSTRUCTIONS FROM

St George Community Housing Limited
38 Humphreys Lane
Hurstville NSW 2220

1.4 PURPOSE OF VALUATION

Evidence of Value Purposes.

1.5 INTEREST VALUED

An Unencumbered Fee Simple In Possession Interest.

1.6 INSTRUCTIONS

We have been instructed by **St George Community Housing Limited** to assess the following for **Evidence of Value Purposes**.

- **Current Market Value considering Highest and Best Use.**

1.7 DATE OF INSPECTION & VALUATION

12 August 2014 (limited to kerbside).

1.8 VALUATION (RESTRICTED)

Our value assessment listed below is subject to the assumptions, conditions and qualifications within this report.

- **Current Market Value considering Highest and Best Use** is an amount estimated to be in the sum of **\$1,150,000 (ONE MILLION ONE HUNDRED AND FIFTY THOUSAND DOLLARS)**.

The above as is estimate amount is GST free.

2 UNDER INSTRUCTIONS FROM

St George Community Housing Limited
38 Humphreys Lane
Hurstville NSW 2220

3 INSTRUCTIONS

We have been instructed by **St George Community Housing Limited** to assess the following for **Evidence of Value Purposes**.

- **Current Market Value considering Highest and Best Use.**

4 SUBJECT PROPERTY

3 Broxbourne Street, Westmead (Mays Hill) NSW 2145.

5 PURPOSE OF VALUATION

To determine: Current Market Value for Evidence of Value Purposes.

6 CRITICAL ASSUMPTIONS

In our assessment we have relied upon the documentation provided to us from the instructing party. These details have been reviewed and appear to be reasonable. We have assumed that the details are correct and that no details have been withheld that may affect our assessment.

For the purpose of this assessment, we have assumed a hypothetical/prospective purchaser will have good title to all relevant plans, surveys, reports and approvals.

This valuation has been prepared in accordance with the Code of Professional Ethics and Conduct and Practice Standards issued by the Australian Property Institute.

We have not been provided with any certification of approved uses. We have assumed the current improvements are approved. Should this not be the case then this valuation should be returned for re-assessment.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

This report is not a structural survey and during our inspection we did not test any of the services or facilities and we were unable to gain access to parts of the building that were unexposed or inaccessible to ascertain that these are completely free from defect. Further, in the absence of a Building Certificate issued by an approved certifier, we have assumed that the property complies with all relevant statutory requirements in respect of such matters as relevant Occupational Health and Safety Regulations. Should the building be found to be defective including the presence of asbestos then the report should be returned for comment/re-assessment.

7 DEFINITIONS

Tabled below is valuation terminology and definitions.

Term	Definition
Market Value:	"Market Value is the estimated amount for which a property should exchange on the date of Valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion."

Term	Definition
Market Rental Value:	"Market Rental is the best rent which might reasonably be expected to be obtained for the premises at the relevant date assuming a willing lessor and lessee; a reasonable period in which to negotiate the lease; values remain static during such reasonable period; the demised premises are exposed freely to the market and assuming vacant possession, however, no account is to be taken of any higher rent that might be paid by a person with a special interest and any goodwill attached to the premises or any improvements or fixtures erected or installed by the lessee."

8 PECUNIARY INTEREST

We certify that the valuer and valuation firm does not have any interest that could conflict with the proper valuation of the property and we advise that this position will be maintained until the purpose of which this valuation is being obtained is completed. We advise that the valuer nominated within this report is authorised under the relevant laws of NSW to practice as a valuer and has relevant experience in valuing similar property to the subject.

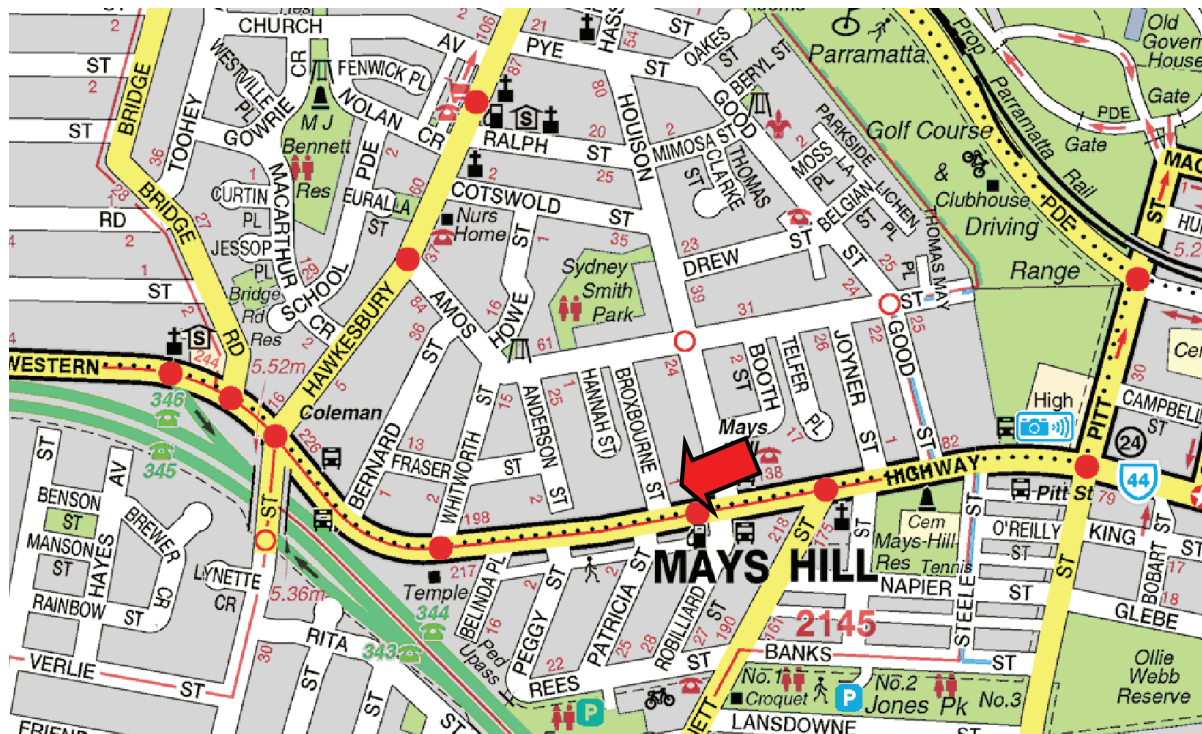
9 INTEREST VALUED

An Unencumbered Fee Simple In Possession Interest.

10 LOCATION PROFILE

10.1 GENERAL

The subject property is located on the eastern side of Broxbourne Street, Westmead situated approximately 50 metres north of the intersection of the Great Western Highway and approximately 230 metres south of the intersection of Amos Street.



Source: UBD.

Westmead is a suburb of western Sydney surrounded by Parramatta to the south east, Mays Hill and South Wentworthville to the south and Northmead and Constitution Hill to the north. The Sydney GPO is located approximately 26 kilometres to the south east.

10.2 SURROUNDING DEVELOPMENT/USES

The surrounding development typically comprises a mix of older style residential dwelling constructed over the past 80 years interspersed with a number of multi-unit residential unit blocks. Parramatta is the major regional commercial centre servicing the greater western metropolitan area of Sydney located to the south east of the subject and provides commercial, retail and entertainment facilities.

Major development within the surrounding area includes Westmead Public Hospital, retail amenities include a Westfield Shoppingtown plus ground level retail shops and single level pedestrian arcades. Many government departments, banks and insurance companies have a presence in the town centre. The area is well serviced by a number of local schools as well as a range of local reserves, parks and recreational facilities.

10.3 ACCESS

Pedestrian and vehicular access to the subject is primarily via Broxbourne Street. Access to the greater metropolitan area is supported by public transport through the ferry wharf, Parramatta Bus/Rail Interchange and various major arterial roads leading into the Parramatta area including the M4 Motorway, Victoria Road, Windsor Road, Old Windsor Road and James Ruse Drive. The nearest rail service is located Westmead Railway Station being approximately 1.4 kilometres north of the subject property.

10.4 NOISE AFFECTATION

During our site inspection there was no evidence of noise that would adversely affect the value potential of the subject property.

11 LEGAL DETAILS

11.1 TITLE SEARCH

The property is legally described as Lot 10 in Deposited Plan 15920 being the whole of the land contained within Folio Identifier 10/15920.

11.2 REGISTERED PROPRIETOR(S)

The current registered proprietor of the subject lot as per the title search annexed to this report is as follows.

Lot	Proprietor
10	SATINDER KUMAR SHARMA SANTOSH SHARMA AS JOINT TENANTS

11.3 EASEMENTS & ENCUMBRANCES

Provided below is a list of second schedule notations as at the relevant date of the title search attached.

Lot	Second Schedule Notifications
10	<ol style="list-style-type: none">1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)2. [U73429] POSITIVE COVENANT3. [AG965156] MORTGAGE TO WESTPAC BANKING CORPORATION

We have searched the second schedule within the Certificate of Title and provide the following comments.

- *Reservations and Conditions in the Crown Grants this is a standard notification.*
- *We have had regard to the covenant noted on title in our assessment of value.*

The above information has been obtained from the title searched within the relevant plan as attached. We recommend you seek legal advice to confirm all title information. *Our assessment assumes the property is free of any mortgages, caveats, charges or other financial liens.*

This valuation is conditional on there being no further encumbrances or interests on title which materially affect the value, marketability and continued utility of the property. Should any further easements or encumbrances be found this valuation should be returned to the valuer for comment and/or re-assessment.

11.4 LAND AREA

The land area according to the Deposited Plan is as follows:

Lot	Area
10	897.5m ²

Should any survey indicate a significantly different land area then we reserve the right to review this assessment.

11.5 LAND DIMENSIONS

The following table outlines the dimension of the subject lot as per the title diagram attached.

Boundary	Configuration	Length (m)
Northern Boundary	Regular	60.41
Eastern Boundary	Regular	14.955
Broxbourne Street Boundary	Regular	14.955
Southern Boundary	Regular	60.41

11.6 TOPOGRAPHY/CONFIGURATION

The subject land is regular in shape and generally level across its entirety.

11.7 FLOODING AND/OR LANDSLIP

We have no reason to suspect that the subject property is affected by reason of the likelihood of flooding and/or landslide. Should this not be the case, we reserve the right to review this assessment.

11.8 MAIN ROADS ACQUISITION

We have no reason to suspect that the subject property is affected by reason of a main roads acquisition. Should this not be the case, we reserve the right to review this assessment.

11.9 ELECTRICAL EASEMENTS

We refer the reader to the sub-section within the report entitled Easements and Encumbrances. Should there be an easement not noted on title then we reserve the right to review this assessment.

11.10 RAIL AFFECTATION

We have no reason to suspect that the subject property is adversely affected by reason of a rail affectation. Should this not be the case, we reserve the right to review this assessment.

11.11 ENCROACHMENTS

From our site inspection it appears that the improvements are wholly within the land boundary however we have not sighted a survey which confirms that there are no major encroachments. This report assumes that there are no major encroachments. Should any encroachments be found then this report should be returned for comment and/or re-assessment.

12 TOWN PLANNING

12.1 LOCAL AUTHORITY

Holroyd Council.

12.2 ZONING

The major controls within the existing zoning are as follows.

Item	Description
Zone:	B6 Enterprise Corridor.
Planning Instrument:	Holroyd Local Environment Plan 2013.
Objectives:	<ul style="list-style-type: none">• To promote businesses along main roads and to encourage a mix of compatible uses.• To provide a range of employment uses (including business, office, retail and light industrial uses).• To maintain the economic strength of centres by limiting retailing activity.• To provide for residential uses, but only as part of a mixed use development.
Permissible Development:	Boarding houses; Bulky goods premises; Business premises; Community facilities; Food and drink premises; Garden centres; Group homes; Hardware and building supplies; Hostels; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Residential flat buildings; Roads; Shop top housing; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Floor Space Ratio	FSR is 1.8:1
Maximum Height	Maximum building height is 12.5 metres

The controls listed above are only a snapshot of the current planning conditions and by virtue of the existing improvements we have assumed that all conditions have been met in line with the zoning provisions within the Local Environmental Plan.

The above information was obtained from Council and may be verified by application to Council for a certificate issued under the provisions of Section 149 of the Environmental Planning and Assessment Act 1979. Should such certificate not confirm the above mentioned zoning and development guidelines, the matter should be referred immediately to the valuer for consideration and review of the valuation if appropriate.

We are informed that the property is unaffected by any published proposals of public authorities at the time of our valuation however this should be confirmed by obtaining the usual certificates from the authority concerned. Should the information prove incorrect in any significant respect, the matter should be referred to the valuer for review of the valuation as deemed appropriate.

12.3 HERITAGE

Our search of council planning documents did not reveal any Heritage issues that would adversely affect value. Should this not be the case we reserve the right to review this assessment.

12.4 APPROVAL STATUS

We assume that the existing improvements are approved by the relevant authority. Should it be found that elements of the improvement are not approved then this report should be returned for re-assessment.

13 ENVIRONMENTAL ISSUES

13.1 GENERAL

In relation to the subject land we make the following observations.

Item	Description
Current Use:	Single residential dwelling/ Childcare Centre.
Previous Use:	Unknown.
Existing Use Concerns:	No.
Environmental Report:	Not provided.

By virtue of the current improvements, we assume the existing use raises no concerns in relation to any environmental issues. No soil tests or environmental studies have been made available for our perusal.

Therefore, it should be noted that our valuation is subject to there being no surface or subsurface soil problems including stability, toxic or hazardous waste, toxic fibres, asbestos or building material hazards in or on the property that would adversely affect its existing or potential use or reduce its marketability.

Should any problems be known or arise then the valuation should be returned for comment and review of the valuation as deemed appropriate.

13.2 FLORA AND FAUNA

We have no reason to suspect any rare flora/endangered fauna or archaeological relics that would adversely affect the marketability of the site.

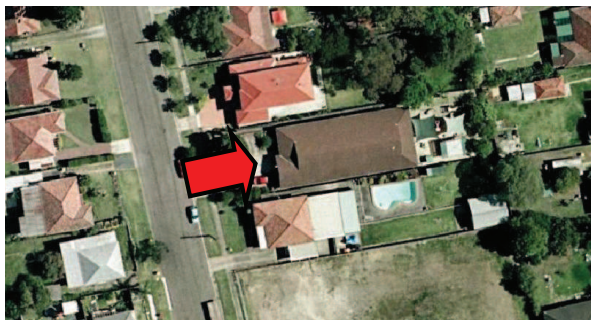
14 SERVICES

Electricity, water, sewer, drainage, telephone and gas services are connected to the site.

15 EXISTING IMPROVEMENTS (KERBSIDE ASSESSMENT)

15.1 GENERAL

The subject property comprises a single storey detached single residential dwelling constructed circa 1960s currently utilised as a child care centre. We assume the accommodation within the residence comprises of a reception area, staff room, two open plan child care area/ classroom areas and bathroom facilities. To the rear there is a fenced children's play equipment and landscaping. Vehicular access is via a driveway from Broxbourne Street.



15.2 CONSTRUCTION

We have not been provided with detailed building plans however from our site inspection the general construction is tabled below.

Component	Material
Floors:	Assumed concrete.
External walls:	Masonry.
External doors:	Timber.
Window frames:	Aluminium.
Roof:	Concrete Tile.

15.3 ACCOMMODATION, FITTING AND FINISHES (ASSUMED)

Provided below is a brief description of the accommodation, fittings and finishes for the improvements as per our on-site inspection.

Item	Description
Main dwelling:	Accommodation: The accommodation is over one level and includes an entrance/ reception area, staff room, two open plan child care rooms/ classrooms, bathroom, kitchen and internal laundry. Finishes: The property comprises a combination of timber and carpet to living areas with carpet to bedrooms and tiles to wet areas. Walls and ceilings are painted plasterboard. The kitchen comprises timber flooring, typical finish of timber cabinetry and timber bench top, stainless steel sink, hot/cold water service, a range-hood, tile splashback, oven and stainless steel gas cooktop. The bathroom finishes include mid wall height tiling, shower recess with aluminium framed glass partition, polyurethane cabinetry, ceramic low down suite and ceramic hand basin.

15.4 BUILDING AREA

The following table lists the estimated area components of the subject property.

Item	Internal Area
Dwelling (gross):	290m ²

For the purpose of this report, we have provided the area as a guide. We highlight that these estimated gross areas are only intended to be used as a guide and recommend a survey to verify the actual areas. Should a survey of the building areas differ significantly from our estimate, then this valuation should be returned to the valuer for comment/reassessment.

15.5 REPAIRS/CONDITION

Based on the inspection and information provided, the following observations have been made with respect to the presentation, condition and functionality of the improvements.

- *We assume the building is well presented and in a good repair, the amenities including kitchen/toilet areas and associated staff rooms are clean and commensurate with their age. The building appeared to be in good condition and well maintained.*

The existing improvements appear to be structurally sound however we are not suitably qualified to make an assessment. We have not undertaken a structural survey of the property and nor do we purport to be structural engineers or building surveyors. We did not test any of the services or facilities and we were unable to gain access to parts of the building that were unexposed or inaccessible to ascertain that these are completely free from defect. Overall, we have assumed that the detailed reports with respect to the structure and service installations of the improvements would not reveal any defects or inadequacies requiring significant capital expenditure.

Further, in the absence of a Building Certificate issued by an approved certifier, we have assumed that the property complies with all relevant statutory requirements in respect of such matters as relevant Occupational Health and Fire Safety Regulations. Should the building be found to be defective including but not limited to the presence of asbestos then the report should be returned for comment/re-assessment.

15.6 ASBESTOS

Given the age of the improvements it is possible that materials containing asbestos may be present. We have not sighted nor been provided with a site audit to confirm or expel our observations. Should any report conclude that there are materials containing asbestos within the subject property then this report should be returned for comment and/or re-assessment.

15.7 PEST INFESTATION

During our site inspection, there was no indication of onerous pest infestation. Should a certified pest expert report show that there is in fact an onerous pest infestation then we reserve the right to review this assessment.

16 INCOME DETAILS

16.1 MARKET RENT

The market rent based on a residential use for the property is between \$600 to \$700 per week. We note that based on the current use, the market rent would be circa \$1,500 to \$2,000 per week.

17 MARKET EVIDENCE

17.1 CHILD CARE CENTRE SALES EVIDENCE

Address	Sale Date	Price	No. of Places	Site Area	Yield
109 Walder Rd, Hammondville	June 2014	\$3,155,000	102	2,022m ²	8.31% (n)
<i>Analysis:</i>	<i>Exchange</i>		<i>\$30,931/place</i>	<i>\$1,506/m²</i>	<i>Initial</i>
Comments: This is a two-level purpose built Childcare centre. The centre is known as 'First Grammar Early Education Centre' and is licenced to accommodation 102 children per day between the ages of 0-6. The improvements include three activity rooms, a good level of staff amenities, commercial kitchen, store rooms together with three outdoor soft play areas. The centre's operating hours are between 6.30am and 6.00pm. The lease commenced in June 2010 for a period of ten years with three options of five years each.. The passing net rental of \$262,184l represents a rate of \$2,570 per place.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
First Grammar, 105-107 Derna Rd, Holsworthy	Feb 2014	\$2,251,000	56	1,278m ²	6.98%
<i>Analysis</i>	<i>Settled</i>		<i>\$40,196/place</i>	<i>\$1,761/m²</i>	<i>Initial</i>
Comments: A residence converted to a child care centre, licensed for 56 places. The centre offers child care services to 0 to under 6 year olds, trading between 7:00am to 6:00pm. Breakfast, lunch, morning and afternoon teas provided. Leased to First Grammar until June 2022 with 3 x 5 year options. Reviewed annually to 4%. The passing rental as at the date of sale was \$157,216 net per annum plus GST.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
Goodstart, 128 Cornelia Rd Toongabbie	May 2014	\$2,450,000	78	1,726m ²	7.19%
<i>Analysis</i>	<i>Settled</i>		<i>\$31,410/place</i>	<i>\$1,419/m²</i>	<i>Initial</i>
Comments: Purpose built child care centre licensed for 78 places. The centre offers child care services to 0-6 year olds, trading between 7:00am to 6:00pm. Breakfast, hot lunch, morning and afternoon teas provided. Leased for a term of 10 years from 2008 with 3x5 year option periods. Reviewed annually to CPI. The passing rental as at the date of sale was \$176,129 net per annum plus GST.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
Montessori, 45 Riddell St, West Hoxton	May 2013	\$1,630,000	36	1,466m ²	6.48%
<i>Analysis</i>	<i>Settled</i>		<i>\$45,277/place</i>	<i>\$1,111/m²</i>	<i>Initial</i>
Comments: A modern purpose built two storey child care centre constructed 2008, licensed for 36 places. Operates 52 weeks of the year, 7am to 6pm and accepts 0-6 years. The 10 year lease commenced in 2008 with a 10 year option. Passing rent is \$105,612 net per annum plus GST. Managed by a commercial operator.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
4-8 Waine Street, Freshwater	Sep 2013	\$3,541,067	79	Na	7.65%
<i>Analysis</i>	<i>Settled</i>		<i>\$44,824/place</i>	<i>Na</i>	<i>Initial</i>
Comments: Purposes built child care centre situated within a strata title mixed use building. Known as Bluey's Treehouse Freshwater Preschool, the centre offers child care services to 0 to under 6 year olds only, trading between 7:00am to 6:00pm. Breakfast, hot lunch, morning and afternoon teas provided. Leased for a term of 10 years with a 10+5 year option period. Reviewed annually to the greater of CPI or 3%. The passing rental as at the date of sale was \$271,000 net per annum plus GST.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
210 North West Arm Road, Grays Point	Jan 2013	\$2,086,000	74	860m ²	9.33%
<i>Analysis</i>	<i>Settled</i>		<i>\$28,189/place</i>	<i>\$2,426/m²</i>	<i>Initial</i>
Comments: A residence converted to a child care centre, licensed for 74 places. Operates 52 weeks a year, 7.30am - 6pm, and accepts 0 - 6 years. Lessee pays 100% of outgoings. Fees are \$92 - \$107/day. Operated by a commercial operator. Passing rental is \$194,670 net per annum plus GST.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
27 Hurstville Road, Hurstville	Oct 2012	\$2,410,000	74	1,638m ²	9.16%
<i>Analysis</i>	<i>Settled</i>		<i>\$32,568/place</i>	<i>\$1,471/m²</i>	<i>Initial</i>
Comments: Two storey child care centre, purpose built circa 1985. Subject to a 10 year lease with 3 x 5 yr options. 100% Outgoings paid by lessee. Rent reviews are 3%pa. Operating hours at 7.30am - 6pm, accepts ages 0 - 5 years. Fees are \$85 - \$94/day. Operated by a commercial operator G8 Education Ltd. Passing rental is \$220,667 net per annum plus GST.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
94 Balmoral Street, Hornsby	Aug 2012	\$2,260,000	50	697m ²	7.76%
<i>Analysis</i>	<i>Settled</i>		<i>\$45,200/place</i>	<i>\$3,242/m²</i>	<i>Initial</i>
Comments: A modern purpose built 3 level child care centre, constructed 2005 and licensed for 50 places. Operates 52 weeks a year, 7.30am - 6.30pm, and accepts 0 - 6 years. Lease is 10 years plus 3x5 yr options. Lessee pays 100% of outgoings. Fees are \$86 - \$103/day. Managed by commercial operator. Passing rental is \$175,478 net per annum plus GST.					

Address	Sale Date	Sale Price	Places	Land Area	Yield
17 Austin Street, Lane Cove	Mar 2012	\$1,735,000	59	936m ²	6.83%
<i>Analysis</i>	<i>Settled</i>		<i>\$29,407/place</i>	<i>\$1,854/m²</i>	<i>Initial</i>
Comments: A purpose built child care centre, licensed for 59 places, located adjoining the council car park and Woolworths supermarket. Operates 52 weeks a year, 8am - 6pm, and accepts 0 - 6 years. Lessee pays 100% of outgoings. Fees are \$84.50 - \$86.50/day. Managed by a not for profit social enterprise. Passing rental is \$118,516 net per annum plus GST.					

17.2 CHILD CARE CENTRE RENTAL EVIDENCE

Name	Suburb	Address	Date	Service	Net Rental	No. of Places	Rate / Place
Greenhills Early Learning Centre	Croydon	13 Greenhills St	Jan-12	LDC	\$88,392	28	\$3,157
This is an older style single storey freestanding dwelling which has been refurbished and converted for use as a Childcare centre. The centre is licenced to accommodation 28 children per day between the ages of 2-6. The improvements include two activity rooms, and onsite parking is provided to the front of the building. The centre's operating hours are between 7.00am and 6.30pm. The lessee pays 100% of outgoings. Fees are \$85/day. Managed by a commercial operator.							
Billy Kids (Lilyfield Early Learning Centre)	Lilyfield	64 Charles St	Current	LDC	\$350,922	90	\$3,899
This is a circa 2008 two level purpose built childcare centre with associated basement and open parking areas. The improvements include six activity rooms and onsite parking for approximately fifteen cars. The centre's operating hours are between 7.00am and 7.00pm. The lessee pays 100% of outgoings. Fees are \$115 - \$130/day. Managed by a commercial operator.							
Burwood Montessori Academy	Burwood	2 Comer St	Current	LDC / PS	\$171,048	48	\$3,564
This is an older building which has been converted for use as a Childcare centre. The property is located on the grounds of Burwood Park and is within walking distance to the commercial development of Burwood. This property was leased in 2007 from Burwood Council. Accepts age groups from 0 - 5 years. The initial rental was \$155,000pa. The lessee pays 100% of outgoings. Fees are \$115 - \$130/day. Managed by a commercial operator.							
Goodstart Early Learning	Haberfield	25 Rogers Ave	Market Review	LDC	\$171,000	57	\$3,000
Rent reviewed to market under existing lease August 2012 - 57 places \$171,000 net plus GST. Federation style freestanding dwelling which has been converted for use as a Childcare Centre. The initial rental was \$155,000 per annum plus GST. The lessee pays 100% of outgoings. Fees are \$93 - \$103/day. Managed by a not for profit social enterprise.							
Marrickville Rd Extended Hours Preschool and Early Learning Centre	Marrickville	396 Marrickville Rd	Jun-13	LDC / PS	\$150,000	44	\$3,409
A 10 year lease with 2 x 5 yr options. Lessee pays 100% of outgoings, 4 months rent free period, 4% pa rental increases. Places for 3-5 year olds only. Hours are 8am to 5.30pm. Fees are not available. The centre operates a pre-school service within the child care centre. Operated by a commercial operator.							
First Grammar Hurstville	Hurstville	27 Hurstville Rd	Dec-11	LDC	\$220,667	74	\$2,982
Two storey child care centre, purpose built circa 1985. Subject to a 10 year lease with 3 x 5 yr options. 100% Outgoings paid by lessee. Rent reviews are 3%pa. Operating hours at 7.30am - 6pm, accepts ages 0 - 5 years. Fees are \$85 - \$94/day. Operated by a commercial operator G8 Education Ltd.							
KU Laurel Tree House Child Care Centre	Glebe	61 Arundel St	Feb-13	LDC	\$115,000	40	\$2,875
A single storey 1900s brick residence, converted to a child care centre. The centre is split level with 3 playrooms. Licensed for 40 places, and operates 52 weeks a year, 8.00am - 6pm, and accepts 0 - 5 years. A new lease between KU and NSW Land and Housing Corporation (Housing NSW) for 1+1+1 years. The parties are currently negotiating an extension of the lease term. Lessee pays 100% of outgoings. Fees are \$107 - \$113 / day. KU is a not for profit organisation							
KU Macquarie Park	Macquarie Park	27 Ivanhoe Pl	Feb-13	LDC	\$100,000	37	\$2,703
A purpose built child care centre. The centre is split level with 3 playrooms. Licensed for 40 places, and operates 52 weeks a year, 7.30am - 6pm, and accepts 0 - 5 years. A new lease between KU and NSW Land and Housing Corporation (Housing NSW) for 2 years only with no options. Lessee pays 100% of outgoings. Fees are \$104 - \$106.50/day. KU is a not for profit organisation.							
Bright Stars Early Learning Centre	Macquarie Fields	44 Saywell Rd	Jun-13	LDC	\$126,500	84	\$1,506
A purpose built child care centre. Licensed for 84 places. Operates 52 weeks a year, 7.30am - 6pm, and accepts 0 - 5 years. Lessee pays 100% of outgoings. Fees are \$63 - \$75/day. Operated by a commercial operator							
Centennial Parklands Child Care	Moore Park	Cnr Anzac Pde & Darcy A	Jan-13	LDC	\$120,000	59	\$2,034
A purpose built child care centre, licensed for 59 places. Operates 52 weeks a year, 7.15am - 6pm, and accepts 0 - 5 years. Lessee pays 100% of outgoings. Fees are \$106.50 - \$112/day. Operated by a commercial operator.							
Koala Cottage	Willoughby	64 Tulloh St	May-12	LDC	\$130,000	64	\$2,031
A house converted to a child care centre, licensed for 64 places. Operates 52 weeks a year, 7.45am - 5.45pm, and accepts 2 - 5 years. Lease was 15 years and lessee pays 100% of outgoings. Fees are \$106 - \$108/day. Operated by a commercial operator.							
Pippies at Balmoral	Balmoral	The Esplanade	Mar-13	LDC	\$102,600	30	\$3,420
A purpose built child care centre, licensed for 30 places. Opened in March 2001 and leased from Mosman Council. Operates 50 weeks a year, 8am - 6pm, and accepts 2 - 6 years. Lessee pays 100% of outgoings. Fees are \$107 - \$111/day. Operated by a commercial operator.							
Jannali Kinder Care 2 - Kids Corner	Jannali	38 Roberts St	Sep-13	LDC	\$111,000	36	\$3,083
A purpose built child care centre, constructed 2007, licensed for 36 places. Operates 52 weeks a year, 7am - 6pm, and accepts 0 - 6 years. A 10+10+5 year lease with 3% pa rent increases. Lessee pays 100% of outgoings. Fees are \$98 - \$112/day. Managed by a commercial operator.							
Jannali Kinder Care	Jannali	22 Roberts St	Sep-13	LDC	\$112,100	45	\$2,491
A converted 1950s residence, licensed for 36 places. Operates 52 weeks a year, 7am - 6pm, and accepts 0 - 6 years. A 10+10+5 year lease with 3% pa rent increases. Lessee pays 100% of outgoings. Fees are \$98 - \$112/day. Managed by a commercial operator.							
First Grammar Holsworthy	Holsworthy	105-107 Derna Rd	Jul-12	LDC	\$157,216	56	\$2,807
Two adjoining residential premises converted in 1992, licensed for 56 places. Operates 52 weeks a year, 7am - 6pm, and accepts 2 - 6 years. Lessee pays 100% of outgoings. Fees are \$74/day. Operated by a commercial operator.							
Bright Stars Early Learning Centre	Croydon Park	462 Georges River Rd	Aug-12	LDC	\$290,920	73	\$3,985
A near new purpose built child care centre, licensed for 73 places. Operates 50 weeks a year, 7am - 6pm, and accepts 0 - 6 years. A 5 year lease with 3 x 5 yr options. Rent reviews at 3.9%pa. Lessee pays 100% of outgoings. Fees are \$80 - \$95/day. Operated by a commercial operator.							
Shiny Stars Early Learning Centre	Strathfield South	522 Liverpool Rd	Early 2011	LDC	\$330,000	90	\$3,667
A near new purpose built 3 level child care centre, licensed for 90 places. Opened in early 2011 and operates 50 weeks a year, 7am - 6pm, and accepts 0 - 6 years. A new 10 year lease with a 10 yr option. Lessee pays 100% of outgoings. Fees are not publicly available. Operated by a commercial operator.							
Clemton Park Early Learning Centre	Campsie	26 Troy St	Late 2013	LDC	\$250,000	75	\$3,333
A purpose built child care centre, licensed for 75 places. Opened in 2013 and leased from Australand on a 10+5+5 year lease with CPI rent increases. Located within a new large scale residential complex known as Clemton Park Village. Operates 50 weeks a year, 7am - 6pm, and accepts 0 - 6 years. Lessee pays 100% of outgoings. Fees are not available. Operated by a commercial operator.							
Goodstart Early Learning Lane Cove	Lane Cove	17 Austin St	Dec-11	LDC	\$118,516	59	\$2,009
A purpose built child care centre, licensed for 59 places, located adjoining the council car park and Woolworths supermarket. Operates 52 weeks a year, 8am - 6pm, and accepts 0 - 6 years. Lessee pays 100% of outgoings. Fees are \$84.50 - \$86.50/day. Managed by a not for profit social enterprise.							

In addition to the above, we have considered the following rental evidence.

Address	Date	No. Places	Analysis - Rate/Place
22 Roberts Road, Jannali	Sept 2013	45	\$2,491 (net)
Comments: This is an older style single storey freestanding dwelling which has been refurbished and converted for use as a Childcare centre. The centre is known as 'Jannali Kinder Care' and is licenced to accommodation 45 children per day between the ages of 0-6. The improvements include two activity rooms, a good level of staff amenities, commercial kitchen, storerooms together with an outdoor soft play area. Onsite parking is provided to the front of the building. The centre's operating hours are between 7.00am and 6.00pm. The initial net rental was \$112,095 per annum plus GST.			

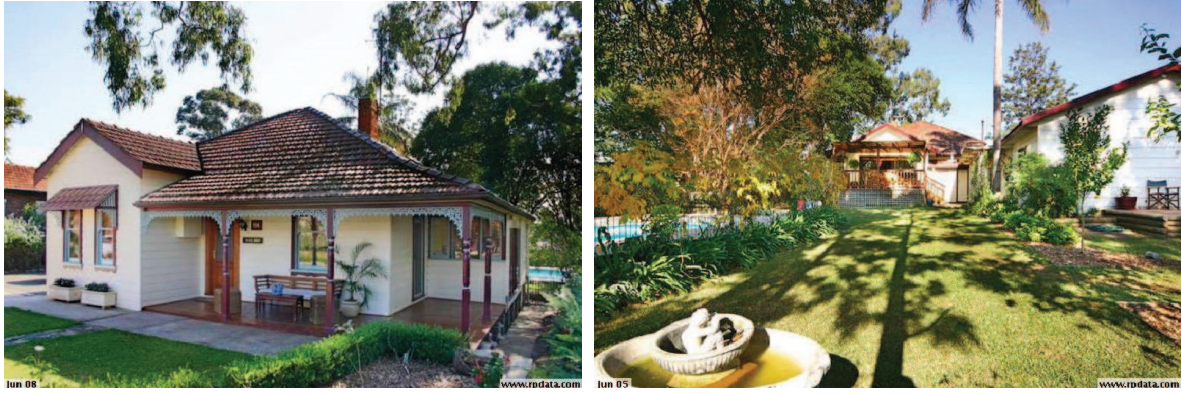
Address	Date	No. Places	Analysis - Rate/Place
44 Saywell Road, Macquarie Fields	Jun 2013	84	\$1,506 (net)
Comments: A purpose built freestanding childcare centre. The centre is known as 'Bright Stars Early Learning Centre' and is licenced to accommodation 84 children per day between the ages of 0-6. The improvements include three activity rooms, a good level of staff amenities, commercial kitchen, store rooms together with two outdoor soft play areas. Onsite parking is provided to the building. The centre's operating hours are between 7.30am and 6.00pm. The initial net rental was \$126,504 per annum plus GST.			

Address	Date	No. Places	Analysis - Rate/Place
105-107 Derna Road, Holsworthy	Jul 2012	56	\$2,807 (net)
Comments: Two adjoining residences which have been converted to a childcare centre. The centre is known as 'First Grammar Holsworthy' and is licenced to accommodation 56 children per day between the ages of 2-6. The improvements include two activity rooms, a good level of staff amenities, commercial kitchen, store rooms together with two outdoor soft play areas. Onsite parking is provided to the building. The centre's operating hours are between 7.00am and 6.00pm. The initial net rental was \$157,216 per annum plus GST.			

Address	Date	No. Places	Analysis - Rate/Place
Cnr Anzac Pde & Darcy Ave, Moore Park	Jan 2013	59	\$2,034 (net)
Comments: A purpose built freestanding childcare centre. The centre is known as 'Centennial Parklands Child Care' and is licenced to accommodation 59 children per day between the ages of 0-6. The improvements include three activity rooms, a good level of staff amenities, commercial kitchen, store rooms together with two outdoor soft play areas. Onsite parking is provided to the building. The centre's operating hours are between 7.15am and 6.00pm. The initial net rental was \$120,000 per annum plus GST.			

17.3 TORRENS TITLE RESIDENTIAL SALES

We have examined recent market activity and in particular market activity for comparable properties within the surrounding area and have had particular regard to the following sales which we consider set the overall parameters by which the value of the subject property can be determined.

Address	Sale Date*	Sale Price	Land Area	Land Rate
116 Great Western Highway, Westmead	Jun 2014	\$1,190,000	984m ²	\$1,209/m ²
<p>Comments: This sale is legally described as Lot 7 in Deposited Plan 1038290. This property is held under Torrens Title. The land is regular in shape and generally level across its entirety. The property is situated on the northern side of Great Western Highway. Erected upon the land is a freestanding residential dwelling constructed circa early 1900s. The property comprises of weatherboard and terracotta tiled roof. The property is constructed over a single level and provides three bedrooms and one bathroom. The property is zoned B6 Enterprise Corridor under the provisions of the Holroyd Local Environment Plan 2012. Includes a maximum building height of between 15 to 23 metres and maximum allowable FSR of 2:1. The property has a frontage of approximately 20 metres. *The date listed above is the date of settlement.</p> <p>Highest and Best Use consideration: Purchase by GTW Highway Pty Ltd for the purposes of redevelopment and without the benefit of development approval. Also, we have considered that this sale shows an FSR rate of \$604/m².</p>				
				

Address	Sale Date*	Sale Price	Land Area	Land Rate
15 Houison Street, Westmead	Mar 2014	\$1,100,000	920m ²	\$1,196/m ²
<p>Comments: This sale is legally described as Lot 1-3 in Deposited Plan 798025. This property is held under Torrens Title. The land is regular in shape and generally level across its entirety. The property is situated on the eastern side of Houison Street.</p> <p>Erected upon the land is a freestanding residential dwelling constructed circa 1960s. The property comprises of weatherboard and terracotta tiled roof. The property is constructed over a single level and provides three bedrooms and one bathroom. The property is zoned R2 Low Density Residential under the provisions of the Holroyd Local Environment Plan 2012. Includes a maximum building height of 9 metres and FSR of 0.5:1. The property has a frontage of approximately 23 metres. *The date listed above is the date of exchange.</p> <p>Highest and Best Use consideration: Purchase by M Build Holdings Pty Ltd for the purposes of redevelopment and without the benefit of development approval.</p>				
				

Address	Sale Date*	Sale Price	Land Area	Land Rate
3 Whitworth Street, Westmead	Nov 2013	\$850,000	790m ²	\$1,075/m ²
<p>Comments: This sale is legally described as Lot 125 in Deposited Plan 13239. This property is held under Torrens Title. The land is regular in shape and generally level across its entirety. The property is situated on the eastern side of Whitworth Street. Erected upon the land is a freestanding residential dwelling constructed circa 1960s. The property comprises of weatherboard and terracotta tiled roof. The property is constructed over a single level and provides three bedrooms and one bathroom. The property is zoned R4 High Density Residential under the provisions of the Holroyd Local Environment Plan 2012. Includes a maximum building height of 15 metres and FSR of 1.2:1. The property has a frontage of approximately 16 metres. *The date listed above is the date of exchange.</p> <p>Highest and Best Use consideration: Purchase by Attard for the purposes of redevelopment and without the benefit of development approval and we have noted that Attard is an adjoining owner purchaser and owns 1 Whitworth and 196 Great Wester Highway.</p>				
				

Address	Sale Date*	Sale Price	Land Area	Land Rate
188 Great Western Highway, Westmead	Nov 2013	\$760,000	613m ²	\$1,239/m ²

Comments: This sale is legally described as Lot 1 in Deposited Plan 1081918. This property is held under Torrens Title. The land is regular in shape and generally level across its entirety. The property is situated on the northern side of Great Western Highway. Erected upon the land is a freestanding residential dwelling constructed circa 1960s. The property comprises of masonry and terracotta tiled roof. The property is constructed over a single level and provides two bedrooms and one bathroom. The property is zoned R4 High Density Residential under the provisions of the Holroyd Local Environment Plan 2012. Includes a maximum building height of 21 metres and 15 metres, FSR of 2.2:1. The property has a frontage of approximately 14 metres. *The date listed above is the date of exchange.

Highest and Best Use consideration: Purchase by Western Investments (St Marys) Pty Ltd for the purposes of redevelopment and without the benefit of development approval.



Address	Sale Date*	Sale Price	Land Area	Land Rate
23 Robilliard Street, Mays Hill	Nov 2013	\$852,000	598m ²	\$1,425/m ²

Comments: This sale is legally described as Lot 120 in Deposited Plan 13239. This property is held under Torrens Title. The land is slightly irregular in shape and generally level across its entirety. Erected upon the land is a freestanding residential dwelling constructed circa 1950s. The property comprises of double brick construction and terracotta tile roof. The property is constructed over a single level and provides four bedrooms and one bathroom. The property is zoned R4 High Density Residential under the provisions of the Holroyd Local Environment Plan 2012. The maximum building height is 15 metres and FSR of 1.2:1. The property has a frontage of approximately 18 metres. *The date listed above is the date of settlement.

Highest and Best Use consideration: Purchase by Lintas investments Pty Ltd for the purposes of redevelopment and without the benefit of development approval.



Address	Sale Date*	Sale Price	Land Area	Land Rate
2 Robilliard Street, Mays Hill	Jan 2014	\$1,400,000	860m ²	\$1,628/m ²

Comments: This sale is legally described as Lot 108 in Deposited Plan 13239. This property is held under Torrens Title. The land is irregular in shape and generally level across its entirety. The property is situated on the intersection of Robilliard Street and Robilliard Lane. Erected upon the land is a freestanding residential dwelling constructed circa 2000s. The property comprises of double brick construction and concrete tiled roof. The property is constructed over two levels and provides four bedrooms and three bathrooms. The property is zoned R4 High Density Residential under the provisions of the Holroyd Local Environment Plan 2012. Includes a maximum building height of 15 metres and FSR of 1.2:1. The property has a frontage of approximately 25 metres. *The date listed above is the date of settlement.

Highest and Best Use consideration: Purchased by a private individual who is an adjoining owner of 4 Robilliard Street which we assume is a land bank purpose for future redevelopment.



Address	Sale Date*	Sale Price	Land Area	Land Rate
194 Burnett Street, Mays Hill	Feb 2014	\$1,000,000	679m ²	\$1,473/m ²

Comments: This sale is legally described as Lot 125 in Deposited Plan 13239. This property is held under Torrens Title. The land is regular in shape and generally level across its entirety. The property is situated on the western side of Burnett Street. Erected upon the land is a freestanding residential dwelling constructed circa 1960s. The property comprises of double weatherboard and terracotta tiled roof. The property is constructed over a single level and provides three bedrooms and one bathrooms. The property is zoned R4 High Density Residential under the provisions of the Holroyd Local Environment Plan 2012. Includes a Maximum building height of 15 metres, FSR of 1.5:1. The property has a frontage of approximately 16 metres. *The date listed above is the date of exchange.

Highest and Best Use consideration: Purchased by Burnett 777 Pty Ltd for the purposes of redevelopment and without the benefit of development approval and who is an adjoining land owner of 190 & 192 Burnett Street.



Address	Sale Date*	Sale Price	Land Area	Land Rate
169 Burnett Street, Mays Hill	Nov 2013	\$650,000	665m ²	\$977/m ²
<p>Comments: This sale is legally described as Lot 9 in Deposited Plan 975457. This property is held under Torrens Title. The land is irregular in shape and generally level across its entirety. The property is situated on the eastern side of Burnett Street. Erected upon the land is a freestanding residential dwelling constructed circa 1950s. The property comprises of weatherboard and terracotta tiled roof. The property is constructed over a single level and provides four bedrooms and one bathrooms. The property is zoned R2 Low Density Residential under the provisions of the Holroyd Local Environment Plan 2012. Includes a maximum building height of 9 metres and FSR of 0.5:1. The property has a frontage of approximately 14 metres. *The date listed above is the date of exchange.</p> <p>Highest and Best Use consideration: Purchase by private individuals for the purposes of redevelopment and without the benefit of development approval and who are adjoining land owner(s) of 171 Burnett Street.</p>				
				

The above sales have been comparatively analysed in the Valuation Rationale section of this report.

18 VALUATION RATIONALE

18.1 CURRENT MARKET VALUE OF THE SUBJECT PROPERTY AS-IS

It is our opinion that the most appropriate method of valuing a residential property is via the Direct Comparison Method whereby sales of a similar property are directly compared on a quantum dollar basis to the subject in determining a Current Market Value of the subject property.

In considering an appropriate value to the subject property a number of factors have been considered (although not limited to) in relation to the sales evidence and these are listed as follows:

- The size and condition of the dwelling.
- Buyer profile.
- Development potential.
- Highest and Best Use.
- Current zoning.
- Economic conditions.
- The location of the dwelling.
- Internal area.
- Current demand for properties of a similar nature.

The above are a number of factors we have had regard to when having consideration to our adopted value. Tabled below is a summary of the more pertinent sales transactions from which we have been able to derive a value for the subject property.

Address	Sale Date*	Sale Price	Land Area	Land Rate
116 Great Western Highway, Westmead	Jun 2014	\$1,190,000	984m ²	\$1,209/m ²
15 Houison Street, Westmead	Mar 2014	\$1,100,000	920m ²	\$1,196/m ²
3 Whitworth Street, Westmead	Nov 2013	\$850,000	790m ²	\$1,075/m ²
188 Great Western Highway, Westmead	Nov 2013	\$760,000	613m ²	\$1,239/m ²
23 Robilliard Street, Mays Hill	Nov 2013	\$852,000	598m ²	\$1,425/m ²
2 Robilliard Street, Mays Hill	Jan 2014	\$1,400,000	860m ²	\$1,628/m ²
194 Burnett Street, Mays Hill	Feb 2014	\$1,000,000	679m ²	\$1,473/m ²
169 Burnett Street, Mays Hill	Nov 2013	\$650,000	665m ²	\$977/m ²

Having regard to the above evidence and taking into consideration a number of factors we provide the following comments and analysis in comparison to the subject property.

- **116 Great Western Highway, Westmead:** This property is larger in size and has a significantly wider frontage. Similar zoning. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a lower rate per square metre in comparison.
- **15 Houison Street, Westmead:** This property is larger in size and has a significantly wider frontage. Similar zoning. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a lower rate per square metre in comparison.
- **3 Whitworth Street, Westmead:** This property provides a slightly smaller land holding located within a comparable location to the subject property. Slightly superior zoning, inferior FSR, superior maximum building height. Inferior level of improvements. Wider street frontage. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a higher rate per square metre in comparison.
- **188 Great Western Highway, Westmead:** This property provides a smaller land holding located within an inferior location facing Great Western Highway. Slightly superior zoning, superior FSR, superior maximum

building height. Inferior level of improvements. Smaller street frontage. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a similar/ lower rate per square metre in comparison.

- **23 Robilliard Street, Mays Hill:** This property provides a smaller land holding located within a similar/superior location to the subject property. Slightly superior zoning, inferior FSR, superior maximum building height. Inferior level of improvements. Wider street frontage. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a lower rate per square metre in comparison.
- **2 Robilliard Street, Mays Hill:** This property provides a similar sized land holding located within a slightly superior location to the subject property, two street frontages. Slightly superior zoning, inferior FSR, superior maximum building height. Superior recently completed improvements. Wider street frontage. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a lower rate per square metre in comparison.
- **194 Burnett Street, Mays Hill:** This property provides a smaller land holding located within a superior location to the subject property. Slightly superior zoning, slightly inferior FSR, superior maximum building height. inferior level of improvements in comparison. Wider street frontage. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a lower rate per square metre in comparison.
- **169 Burnett Street, Mays Hill:** This property provides a smaller land holding located within a superior location to the subject property. Inferior R2 Low density residential zoning, inferior building height and FSR. Similar level of improvements provides superior in ground pool. Similar street frontage. We have considered that this sale was purchased by a developer and that the price paid is reflective of Highest and Best Use for the asset. Overall it is considered the subject property would achieve a higher rate per square metre in comparison.

The above sales evidence relevant to the subject property demonstrate quantum dollar value levels ranging from \$650,000 to \$1,400,000. These quantum dollar value levels equate to a range of \$977/m² to \$1,473/m² on an **improved land area basis**.

The properties sold as contained within the comparable evidence herein are considered to set the parameters for which to assess the subject property. **The prime buyer profile for these assets is a developer and this evidence set includes adjoining land owner purchases.** After consideration of the relevant factors we are of the opinion the subject property would sit at the middle end of the quantum dollar value range.

We are of the opinion that Current Market Value of the subject property would range between \$1,100,000 and \$1,200,000 and have for the purposes of this assessment adopted \$1,150,000.

Our assessed value shows a rate of \$1,281/m² of improved land area and this is considered appropriate after having due consideration the sales evidence contained herein. As with all properties, the market sentiment at the time of realisation is an important factor and may well require a more protracted selling period in times other than the most optimistic and/or buoyant market climates and due regard should be given to these factors. In addition to the above, we have considered the following Child Care Centre sales.

Address	Sale Date	Price	No. of Places	Site Area	Yield
109 Walder Rd, Hammondville	June 2014	\$3,155,000	102	2,022m ²	8.31% (n)
<i>Analysis:</i>	<i>Exchange</i>		<i>\$30,931/place</i>	<i>\$1,506/m²</i>	<i>Initial</i>
First Grammar, 105-107 Derna Rd, Holsworthy	Feb 2014	\$2,251,000	56	1,278m ²	6.98%
<i>Analysis</i>	<i>Settled</i>		<i>\$40,196/place</i>	<i>\$1,761/m²</i>	<i>Initial</i>
Goodstart, 128 Cornelia Rd Toongabbie	May 2014	\$2,450,000	78	1,726m ²	7.19%
<i>Analysis</i>	<i>Settled</i>		<i>\$31,410/place</i>	<i>\$1,419/m²</i>	<i>Initial</i>

Montessori, 45 Riddell St, West Hoxton	May 2013	\$1,630,000	36	1,466m ²	6.48%
<i>Analysis</i>	<i>Settled</i>		<i>\$45,277/place</i>	<i>\$1,111/m²</i>	<i>Initial</i>
4-8 Waine Street, Freshwater	Sep 2013	\$3,541,067	79	Na	7.65%
<i>Analysis</i>	<i>Settled</i>		<i>\$44,824/place</i>	<i>Na</i>	<i>Initial</i>
210 North West Arm Road, Grays Point	Jan 2013	\$2,086,000	74	860m ²	9.33%
<i>Analysis</i>	<i>Settled</i>		<i>\$28,189/place</i>	<i>\$2,426/m²</i>	<i>Initial</i>
27 Hurstville Road, Hurstville	Oct 2012	\$2,410,000	74	1,638m ²	9.16%
<i>Analysis</i>	<i>Settled</i>		<i>\$32,568/place</i>	<i>\$1,471/m²</i>	<i>Initial</i>
94 Balmoral Street, Hornsby	Aug 2012	\$2,260,000	50	697m ²	7.76%
<i>Analysis</i>	<i>Settled</i>		<i>\$45,200/place</i>	<i>\$3,242/m²</i>	<i>Initial</i>
17 Austin Street, Lane Cove	Mar 2012	\$1,735,000	59	936m ²	6.83%
<i>Analysis</i>	<i>Settled</i>		<i>\$29,407/place</i>	<i>\$1,854/m²</i>	<i>Initial</i>

The range above is from \$28,189 to \$45,200 per place. Based on the advised 39 places, the subject property at \$1,150,000 results in an equivalent rate of \$29,487 per place and this is considered reasonable bearing in mind the location and the vacant possession assessment.

This valuation has been prepared on the basis of the current market conditions, which may potentially alter depending upon factors such as prevailing micro or macro-economic conditions and a state of the Sydney residential market as a whole.

19 SELLING PERIOD

We consider a reasonable selling period for the property at the value assessed herein is three to six months, assuming a professional marketing campaign by agents experienced in selling property of this nature within this locality and with an asking price in line with our assessment. As with all properties, the market sentiment at the time of realisation is an important factor and may well require a more protracted selling period in times other than the most optimistic and/or buoyant market climates and due regard should be given to these factors.

20 GST LIABILITY

Under "A New Tax System (Goods and Services Tax) Act 1999" the supply of second hand residential property is GST free. Accordingly our assessment is net of GST. We highlight however we are not tax experts and recommend you seek professional GST advice.

21 COMPANY QUALIFICATIONS

The valuation report has been prepared under the specific instructions of **St George Community Housing** for **Evidence of Value Purposes only**.

This Valuation is for the use only of the parties to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Valuation. Furthermore, neither the whole nor any part of this report may be included in any publication or document without our prior written consent.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

These Company Qualifications include the nominated conditions as set out in the Mortgage Recommendation / Endorsement section of this report. Changing market circumstances can during periods of time vary property market values and it is recommended that the valuation be reviewed periodically.

We have assumed the information provided to us by the Local Planning Authority is accurate. Should a planning certificate be obtained and the material contained within it be substantially different from the information detailed in this report then the report should be returned to the company for comment/re-assessment.

This report is not a structural survey and during our inspection we did not test any of the services or facilities and we were unable to gain access to parts of the building that were unexposed or inaccessible to ascertain that these are completely free from defect. Further, in the absence of a Building Certificate issued by an approved certifier, we have assumed that the property complies with all relevant statutory requirements in respect of such matters as relevant Occupational Health and Safety Regulations. Should the building be found to be defective including the presence of asbestos then the report should be returned for comment/re-assessment.

Mr G. Pasin and Mr P. Panopoulos are accredited with the Australian Property Institute and have the relevant experience and qualifications to value the class of property being valued.

22 VALUATION (RESTRICTED)

Our value assessment listed below is subject to the assumptions, conditions and qualifications within this report.

- **Current Market Value considering Highest and Best Use** is an amount estimated to be in the sum of **\$1,150,000 (ONE MILLION ONE HUNDRED AND FIFTY THOUSAND DOLLARS)**.

The above as is estimate amount is GST free.

P. PANOPOULOS AAPI
REGISTERED VALUER NO. 6224
(WITHOUT LIMITATION)
DIRECTOR

G. PASIN AAPI
REGISTERED VALUER NO. 3667
(WITHOUT LIMITATION)
DIRECTOR

23 ANNEXURES

23.1 REGIONAL MAP



Source: UBD.

23.2 COPY OF CERTIFICATE OF TITLE

23.3 DEPOSITED PLAN

23.4 PHOTOGRAPHIC STUDY



