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Our Reference: 201410017 KB:kb  
Date of Issue: 19 November 2014  
Enquiries: Kate Bingham Ph 9271 9500



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# VALUATION REPORT

## For Developer Contributions

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### Developer Contributions: Alkimos-Eglinton

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Prepared for

City of Wanneroo  
23 Dundobar Road, Wanneroo WA 6065

Attention

Mike Hudson, Coordinator Scheme Contributions

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#### INDEPENDENT VALUERS OF WESTERN AUSTRALIA

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ATF LAMBERT TRADING TRUST (ABN 14 131 536 781)

## EXECUTIVE SUMMARY

<b>PROPERTY ADDRESS</b>	<b>Developer Contributions: Alkimos Eglinton</b>
<b>CERTIFICATE OF TITLE</b>	The locality is held under numerous Certificates of Title. A search of these Titles has not been made.
<b>REGISTERED PROPRIETORS</b>	Various
<b>ENCUMBRANCES</b>	Certificates of Titles not searched
<b>LAST SALE</b>	Several sales of individual parcels have occurred and are detailed in the report
<b>CURRENT CONTRACT OF SALE</b>	None known
<b>ZONING</b>	<div>MRS Zone</div> <div>Predominantly Urban</div> <div>Local Authority Zone</div> <div>Urban Development</div> <div>Local Authority</div> <div>City of Wanneroo</div>
<b>DESCRIPTION OF THE PROPERTY "AS IS"</b>	Englobo land, close to the coast, with areas of gentle to moderate undulation as well as some reasonably elevated locations. There appears to be two dune systems featured within the study area, the older Spearwood Dunes and the newer Quindalup Dunes. The Study Area appears to have only one surface water feature, known as Karli Spring, which is a small wetland located in the south west corner of the study area. The wetland is not identified in the 'Wetlands of the Swan Coastal Plain,' however it appears to be the only known wetland on the Quindalup Dunes.
<b>COMMENTS</b>	The subject area, in general, comprises large portions of land ranging in size from approximately 10 ha to 865 ha, and appears to be largely owned by a small number of developers. The main developers in the area appear to be Landcorp and Lend Lease (Alkimos Beach), Landcorp and Satterley (Allara), Stockland (Amberton), Peet (Shorehaven at Alkimos), and LWP (Trinity at Alkimos).
<b>PURPOSE OF VALUATION</b>	Developer Contributions

**INTEREST VALUED**

An estate in fee simple subject to special conditions noted elsewhere in this report.

**DATE OF VALUATION**

14 October 2014

**MARKET VALUE "AS IS"**

**\$130/m<sup>2</sup> or \$1,300,000/ha** (Exclusive of GST)

**INDEPENDENT VALUERS OF WESTERN AUSTRALIA**

**VALUER**

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Valuer  
Certified Practising Valuer  
Licensed Valuer 44535 (WA)



**AUTHORISED FOR ISSUE**

Ross Lambert AAPI  
Managing Director  
Certified Practising Valuer  
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*"Liability limited by a scheme approved under Professional Standards Legislation"*

***All data provided in this summary are wholly reliant on and must be read in conjunction with the information provided in the following report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.***

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## **SCOPE**

### **Instruction to Value**

We have been instructed by City of Wanneroo to undertake a valuation of Alkimos-Eglinton area. A copy of this instruction is appended.

### **Valuation Standards – General**

This valuation is made in accordance with the valuation standards of the Australian Property Institute, the Commissioner for Consumer Protection (WA) and the Land Valuers Licensing Act 1978.

### **Purpose For Which This Report is Required**

Developer Contributions

### **Interest To Be Valued**

An estate in fee simple subject to special conditions noted elsewhere in this report.

### **Date Of Inspection**

The property was inspected on 12 November 2014.

### **Date Of Valuation**

The date of valuation is 14 October 2014 being the date as per our instructions.

Where there is a difference between the dates of valuation and inspection, it is assumed that no significant event occurred between those dates that would impact on the value of the subject property.

### **Statement of Professional Insurance**

Independent Valuers of Western Australia currently carries Professional Indemnity Insurance cover. This valuation is not precluded under the terms of this insurance.

Liability limited by a scheme approved under Professional Standards Legislation.

### **Extension of Liability**

In addition to the party to whom this valuation is addressed, the following parties may also retain a copy of this report and are entitled to rely on the contents in the same manner as the addressee.

- Nil

We assume that the report format and content meets with the standard requirements of the party to whom liability is extended and that any additional information or opinion required may be provided through a review of this report or supplementary advice.

### **Special Instructions**

Special instructions provided by the client (if any) are summarised below.

All land that is required for in each cell is to be valued in its broad hectare form, ignoring any services or infrastructure provided in accordance with the relevant cell structure plan and applying the following principles:

- The date of the valuation is to be the date on which the council requests the valuation panel to provide the relevant Assessed Value;
- The land shall be valued without regard for the cell works and the purpose for which the land is acquired shall not be taken into consideration;
- Any improvements or works existing on the land shall be ignored;
- Any condition of the land which might require rectification or remediation shall be ignored;
- In selecting relevant sales evidence, regard should be had for any previous values derived from the land in the same area, and if that is not adequate evidence from nearby or similar areas, in priority to any other sales evidence.

### **Assumptions, Conditions and Limitations**

Particular assumptions, limitations or qualifications applicable to the specific property which is the subject of this valuation are set out below. These are in addition to general assumptions, conditions and limitations made elsewhere in this report.

- This valuation assumes the availability of an encumbrance free, fee simple Certificate of Title.

- Valuation of a 'typical' parcel only is made, that parcel being considered to be 2.0 hectares of prime englobo land of which 10% will be required for normal POS (Public Open Space) contributions with an estimated lot yield of 18 lots/hectare or 36 lots in total and capable of being sold in a single stage.

### **Definition of Market Value**

The International Valuation Standards Council defines Market Value as:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

The Australian Property Institute<sup>1</sup> defines Market Value as:

The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (ANZ Valuation and Property Standards 2008, p3.4.4)

### **Goods and Services Tax**

A Goods and Services Tax (GST) became effective in Australia on 1 July 2000. The supplier (more commonly known as 'vendor' in the case of real estate transactions) of a good or service is required to pay the GST liability.

The assessment of a supplier's GST is based on one of the three (3) following methods:

**General Tax Rule** (standard or normal method) being 1/11<sup>th</sup> of the GST Inclusive sale price;

**Margin Scheme** being 1/11<sup>th</sup> of the value margin between the current GST Inclusive sale price and the value at 1 July 2000 or the original purchase date, whichever is the most recent and subject to additional criteria; or

**Going Concern** being a GST-Free supply if certain criteria are met including the supplier and the recipient both being registered for GST and having agreed in writing that the supply is of a going concern.

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<sup>1</sup> Australia and New Zealand Valuation and Property Standards 2008 ([www.api.org.au](http://www.api.org.au))



The application of these methods, as determined by a Taxation Professional, will vary dependent upon the circumstances of the vendor and the sale conditions.

### **Commercial and Industrial Property**

Sales of commercial "Going Concerns" do not attract GST and are usually sold on a GST Exclusive basis. Other commercial property transactions are usually transferred Inclusive of GST, but this may vary dependent upon other conditions. The basis of GST payment on sold property needs to be established to allow proper market comparison.

### **Residential Property**

Sales of established residential properties do not attract a GST unless they constitute 'new residential premises' as defined under ATO Ruling GSTR 2003/3. Further, sales of residential properties are generally between parties not registered (and not required to be registered) for GST. The market price of residential properties, therefore, generally reflects a market transaction to which GST is not applicable. It would be incorrect to term such transactions as "Inclusive of GST". Under these circumstances, we use the term "Inclusive of Nil GST".

It has been our experience that GST inclusive sale prices on non-exempt residential properties do not generally vary from GST exempt sale prices of comparable properties. The application and determination of GST liability must be undertaken by a Taxation Professional.

Where a property sale is GST exempt, the net return to the vendor equates to the GST Inclusive value or gross selling price.

For the valuation of residential property, analyses and values generally assume that GST is not applicable and are consequently termed as Inclusive of nil GST. Where a residential property attracts a GST, the value does not change, only the approach to determination of GST.

### **Rural Property**

Established rural properties used for ongoing rural pursuits are generally exempt from GST and are often determined as a GST Free Supply. In these instances, values are generally shown as "Inclusive of Nil GST".

### **Adopted Approach to Application of GST**

For consistency and comparison purposes, all market analyses and valuation assessments are made on the same basis. For the purposes of this valuation, analysed sale data and valuation assessments are shown as "Inclusive of Nil GST (GST exempt supply)" unless stated otherwise.

## **Determination of GST Amount**

The relevant amount of GST should be determined by a taxation professional. We advise that we are not taxation or legal experts and we recommend competent and qualified advice be obtained. Should this advice vary from our interpretation of the legislation and Australian Taxation Office rulings current as at the date of this valuation, we reserve the right to review and amend our valuation accordingly.

## **Photographs**

The photographs shown in this report were taken during our current inspection unless stated otherwise.

## **TITLE DETAILS**

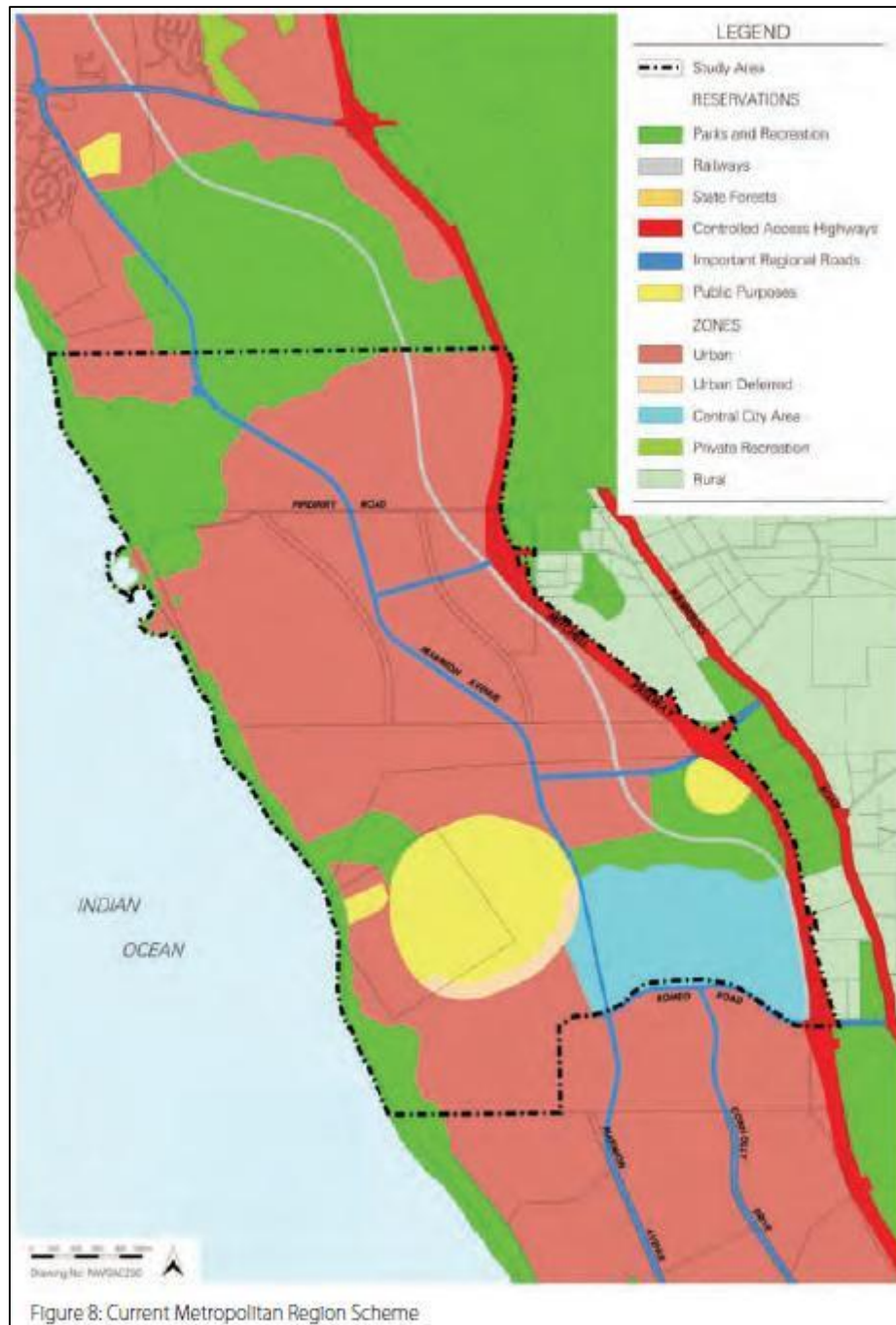
The locality is held under numerous Certificates of Title. A search of these Titles has not been made.

This valuation is made on the basis of an estate in fee simple. It is assumed that there are no encumbrances, leases, mortgages, charges or memorials.

## PLANNING CONTROLS

### Metropolitan Region Scheme

Under the Metropolitan Region Scheme, the study area features a variety of different zones, however for the purposes of this valuation the subject area applying to this valuation is considered to have a zoning of Urban.



*Alkimos Eglinton District Structure Plan*

We are not aware of any proposed amendments to the scheme that would adversely affect the property.

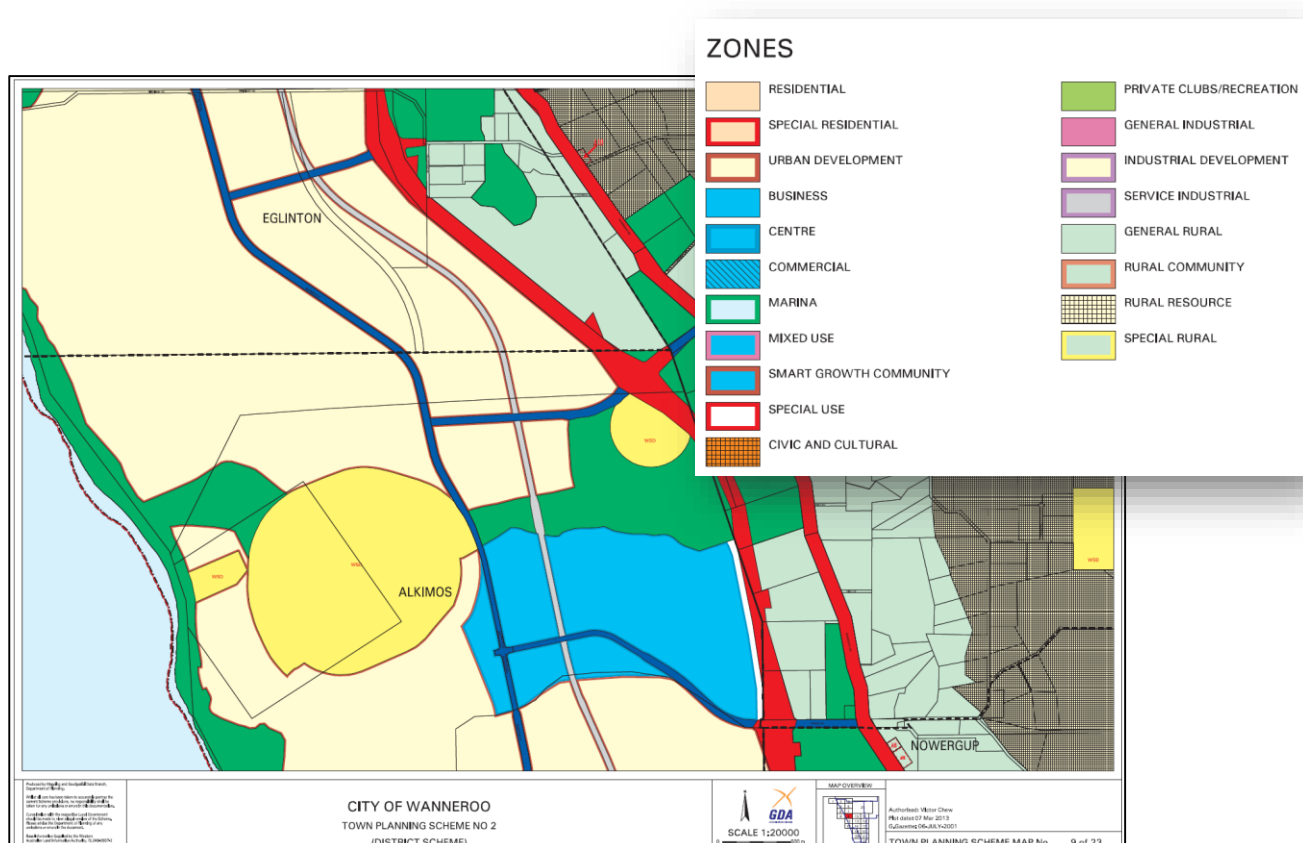
## **Local Government Town Planning Scheme**

The land falls within the boundaries of the City of Wanneroo and is governed by Town Planning Scheme No 2.

It is standard policy of West Australian Local Authorities not to issue planning certificates relative to the zoning and/or use of properties. Accordingly, our comments are based on verbal enquiries only.

## **Zoning**

Enquiries to Council indicate the land is predominantly zoned 'Urban Development'. For the purposes of this valuation we have assumed the subject land is zoned 'Urban Development' under the town planning scheme.



Planning Western Australia 2014

## **Compliance**

The present use of the land is permitted within this zoning.

The proposed use of the land for urban development permitted within this zoning.

## **Proposed Amendments**

We are not aware of any proposed amendments to the scheme that would adversely affect the property.

## **Heritage**

The Heritage Council of Western Australia maintains the State Register of Heritage Places under the Heritage of Western Australia Act 1990. The Register is available as part of the "Places Database" at <http://inherit.stateheritage.wa.gov.au/public>.

The State Register of Heritage Places recognises a place's value and importance to Western Australia and includes buildings, structures, gardens, cemeteries, landscapes and archaeological sites. The State Register provides a recognised heritage place with statutory protection to ensure that it is conserved into the future.

The Places Database not only includes places listed in the State Register, but also those listed in Local Government Municipal Inventories, the Commonwealth's Register of the National Estate and the National Trust's List of Classified Places. Listing of a property on inventories other than the State Register is often considered to be part of the path toward registration under the Heritage Act.

For the purposes of this valuation we have assumed that there are no heritage listed buildings on the subject property.

## **Native Title**

The value and utility of land can be adversely affected by the presence of Aboriginal Sacred Sites. Aboriginal requirements can only be determined by the appointment of an appropriate expert. Therefore, it cannot be warranted that there are no such sites on the land.

An Aboriginal Heritage Sites Register is determined under Section 38 of the State's *Aboriginal Heritage Act 1972* and is maintained by the Department of Indigenous Affairs. In accordance with information from the Department of Indigenous Affairs, the Register is not considered conclusive evidence.

Under the *Native Title Act 1993*, Native Title has been extinguished over land which is held in freehold. Enquiries with the Department of Planning and Infrastructure reveal that Special Leases under Section 116 of the *Land Act 1993* also extinguish Native Title.

Accordingly, this valuation has been undertaken on a freehold fee simple basis and any allowance for possible Native Title claim over the land has not been considered. If it is determined that the property is so affected, the right to review this valuation is reserved.

## **ENVIRONMENTAL/CONTAMINATION ISSUES**

The Western Australian *Contaminated Sites Act 2003* (the Act) took effect on 1 December 2006.

The Act defines a 'contaminated site' as,

In relation to land, water or a site, having a substance present in or on that land, water or site at above background concentrations that presents, or has the potential to present, a risk of harm to human health, the environment or any environmental value.

Where past or present land use activities involve, or have involved, the storage, handling or disposal of chemicals, there is an increased risk of contamination. Although a property may not be listed, potential contamination may not have been noted or reported at this point.

### **Contamination Issues**

A search of the Western Australian Department of Environment and Conservation Contaminated Sites Database (<https://secure.dec.wa.gov.au/idelve/css/>) would reveal if a property was listed. However, for the purposes of this valuation we have assumed that the property is not listed as Contaminated.

Whilst our inspection of the site surface confirms this, we have not investigated beneath the surface or undertaken vegetation or soil sampling.

In the absence of an environmental consultant's report, this valuation is made on the assumption that there is no health risk from contamination within the property.

### **Environmental Constraints**

In the absence of an environmental consultant's report, this valuation is made on the assumption that the premises are free from environmental constraints other than those listed and discussed elsewhere.



## **Potentially Contaminating Activity**

In accordance with the Australian Property Institute<sup>2</sup>, the following activities observed as being carried out on the subject site and other activities known to have been carried out on the subject site are considered to be potentially contaminating activities. A full listing is appended.

For the purposes of this valuation we have assumed there are no known potentially contaminating activities taking place on site.

## **Acid Sulphate Soils (ASS)**

Inspection of the subject property did not reveal any apparent ASS disturbance and contamination or that the property is in a risk category.

The valuer is not a qualified expert in this field and, in the absence of an environmental consultant's report, this valuation is made on the assumption that there is no health risk from ASS contamination within the property.

## **Description**

The Department of Environment and Conservation<sup>3</sup> (DEC) defines Acid Sulphate Soils (ASS) as naturally occurring soils, sediments and peats that contain iron sulphides, predominantly in the form of pyrite materials which are most commonly found in low-lying land bordering the coast or estuarine and saline wetlands, and freshwater ground water dependent wetlands throughout the State.

They further indicate that Acid Sulphate Soils are benign when in a waterlogged environment, however, when these soils are drained or excavated, oxygen from the atmosphere reacts with the iron sulphides in the soil resulting in the production of sulphuric acid. This acid can cause a breakdown of the soil structure releasing aluminium and other metals, precipitates and nutrients, which remain in the soil until rainfall or groundwater flow is sufficient to leach them out. The acid and metals may then be mobilised into groundwater aquifers, and into nearby water bodies, often with deleterious environmental and economic impacts.

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<sup>2</sup> Australia and New Zealand Valuation and Property Standards 2008 ([www.api.org.au](http://www.api.org.au))

<sup>3</sup> *Identification And Investigation Of Acid Sulfate Soils And Acidic Landscapes*, Prepared By Contaminated Sites Branch, Environmental Regulation Division, Department Of Environment And Conservation, Acid Sulfate Soils Guideline Series, May 2009, [http://www.dec.wa.gov.au/component/docman/doc\\_download/3277-treatment-and-management-of-soils-and-water-in-acid-sulfate-soil-landscapes.html?Itemid=1](http://www.dec.wa.gov.au/component/docman/doc_download/3277-treatment-and-management-of-soils-and-water-in-acid-sulfate-soil-landscapes.html?Itemid=1)

According to the DEC, ASS are known to be present in the following general locations:

- Riverine, estuarine and coastal lowland areas such as mangroves, brackish lakes, tidal flats, salt marshes, salt pans, swamps and seasonally inundated plains;
- Wetland areas; and
- Saline inland areas.

Particular areas of concern in WA include:

- Peaty wetlands in the Perth metropolitan area such as Stirling, Gwelup, Bayswater and Ashfield;
- Estuarine, floodplain, damp land and seasonal wetland areas between Perth and Dunsborough, including the Peel-Harvey, Leschenault and the Vasse-Wonnerup estuarine systems;
- Tidal, intertidal and supratidal flats along the northern coastline, including the Pilbara and Kimberley coasts;
- The Scott Coastal Plain; and
- Parts of the Wheatbelt where secondary land salinisation has occurred.

## **Petroleum Products**

Fuels, oils and other petroleum based products capable of causing contamination do not appear to have been used on the site as part of normal operations.

We are unable to certify that there is no contamination beneath the surface of the soil.

In the absence of an environmental consultant's report concerning the presence or remediation of any petroleum based pollution, this valuation is made on the assumption that there is no health risk from petroleum products within the property.

## **Lead<sup>4</sup>**

In the absence of an environmental consultant's report concerning the presence of lead, this valuation is made on the assumption that there is no health risk from lead within the property.

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<sup>4</sup> *LEAD ALERT - Six step guide to painting your home*, Fourth edition, Department of Sustainability, Environment, Water, Population and Communities, 2011 ISBN 978 0 642 54627 2

## Description

The most common source of lead in buildings is in painted surfaces.

The Australian Government indicates that before 1970, paints containing high levels of lead were used in many Australian houses. Exposure to lead is a health hazard, even small amounts of dust or chips of paint containing lead can be a health risk.

The recommended amount of lead in domestic paint has declined from 50% before 1965, to 1% in 1965. In 1992, it was reduced to 0.25%, and in 1997 it was further reduced to 0.1%

Lead in paint is a problem only if it is damaged or disturbed. Paint in good condition that is not flaking or chalking, or is covered by well-maintained lead-free paint is not a hazard in itself. It is a hazard on surfaces subject to friction or impact such as windows and doors, or on railings where children can chew it.

Lead-based paint is most likely to be found on window frames, doors, skirting boards, kitchen and bathroom cupboards, exterior walls, gutters, metal surfaces and fascias. It can also be found on interior walls, ceilings and areas with enamel paint. Pink and red primers both contain lead.

Paint is not the only source of lead. Other sources include:

- lead pipes, fittings and lead soldered joints (plumbing)
- lead flashing;
- Dust, which might be released from the ceiling or wall cavities, or during maintenance of heating, ventilation and air conditioning ducts; and
- Lead in soil from:
  - Lead-based paint on-site disposal from home renovations;
  - Industrial waste;
  - Mining;
  - Leaded-petrol; and

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<http://www.environment.gov.au/atmosphere/airquality/publications/pubs/leadpaint.pdf>

*Lead alert facts* Department of Sustainability, Environment, Water, Population and Communities,  
<http://www.environment.gov.au/atmosphere/airquality/publications/housepaint.html>

- Other contamination.

## **Asbestos**

For the purposes of this valuation we have assumed no apparent use of asbestos products.

In the absence of an environmental consultant's report concerning the presence of any asbestos fibre, this valuation is made on the assumption that there is no health risk from asbestos within the property.

## **Description**

Asbestos was widely used in housing from the 1950's and has been available in some building products since 1920. Asbestos may be found in fibro sheeting and fencing (asbestos cement products), insulation, linoleum, "Brik Clad", and automotive brake linings. It was phased out in Australia for all building products in the 1980's.

Key asbestos based building products ceased to be manufactured on the following dates<sup>5</sup>.

- 1981 Hardiflex, Hardiplank, Villaboard
- 1982 Versilux
- 1984 Harditherm, Drain Pipe
- 1985 Super Six, Highline, Shadowline, Coverline, Roofing Accessories
- 1987 Pressure Pipe

## **Pest Control Issues**

Inspection of the subject property did not reveal any apparent termite infestation.

The valuer is not a qualified expert in this field and it is recommended that this should be confirmed by a certified pest control firm.

This valuation assumes that the property is free from pest infestation.

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<sup>5</sup> *Management Of Asbestos In The Non-Occupational Environment* by Department of Health and Ageing, 2005  
([http://www.health.gov.au/internet/main/Publishing.nsf/Content/FB262D7C35664103CA257420001F2D74/\\$File/asbestos.pdf](http://www.health.gov.au/internet/main/Publishing.nsf/Content/FB262D7C35664103CA257420001F2D74/$File/asbestos.pdf)).

## **Land Clearing**

In our experience, permits for general land clearing are generally not available. Unless specified otherwise, this valuation assumes that uncleared land (including areas of natural regrowth) is non-arable, that is, not available for general use such as farming or major construction.

## **Description**

The laws relating to clearing of land within Western Australia changed in 2004 when amendments to the Environmental Protection Act 1986 became law and sections of the Soil and Land Conservation Act 1945 and Regulations relating to land clearing were repealed.

Land clearing proposals are handled by the Department of Environment and Conservation (DEC) under a permit system in accordance with the Environmental Protection Act 1986.

A permit is required to clear any natural or native old growth forest or scrub. There are limitations also on clearing of natural regrowth, especially if that regrowth has been in place for more than 10 years. More detail on native vegetation clearing within WA can be found at [www.dec.wa.gov.au/nvc](http://www.dec.wa.gov.au/nvc). For property specific detail, it is recommended that the Native Vegetation Conservation Branch of the Department of Environment and Conservation be contacted.

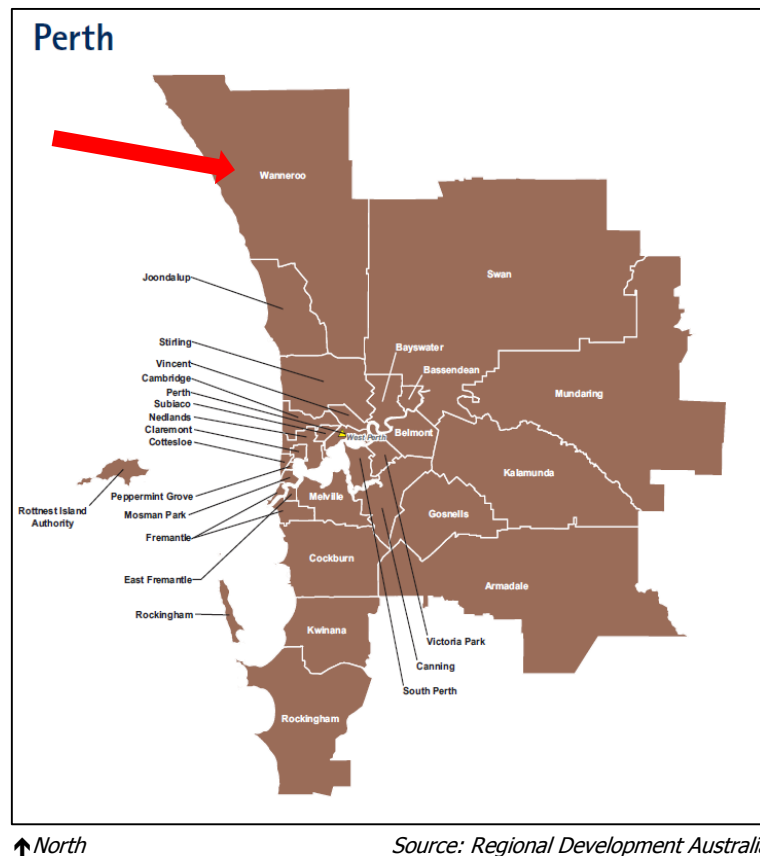
## **Right to Review**

The right is reserved to review and, if necessary, vary the valuation figure if contamination or other environmental hazard is found to exist.

## LOCATION

### Region

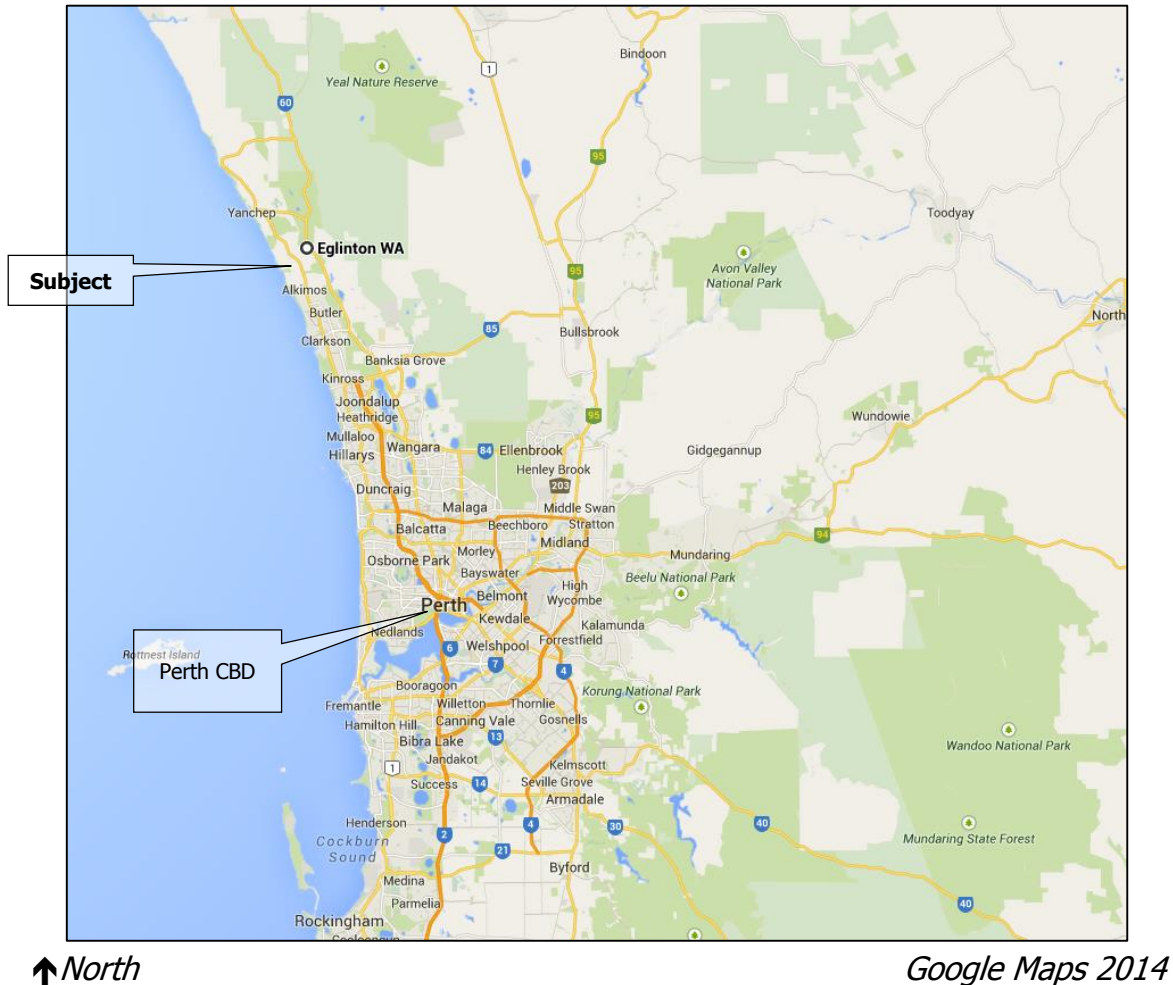
The suburbs of Alkimos-Eglinton is located in the City of Wanneroo within the Metropolitan Region. The nearest regional centre is at Joondalup.



### Distances

Perth CBD	45km to the south via Mitchell Freeway
Regional Centre	18km to the south at Joondalup
Local shopping	Several new district centres are planned within the Alkimos-Eglinton area.

The map below shows the location of the subject property in relationship to Perth



## **Economy and Function**

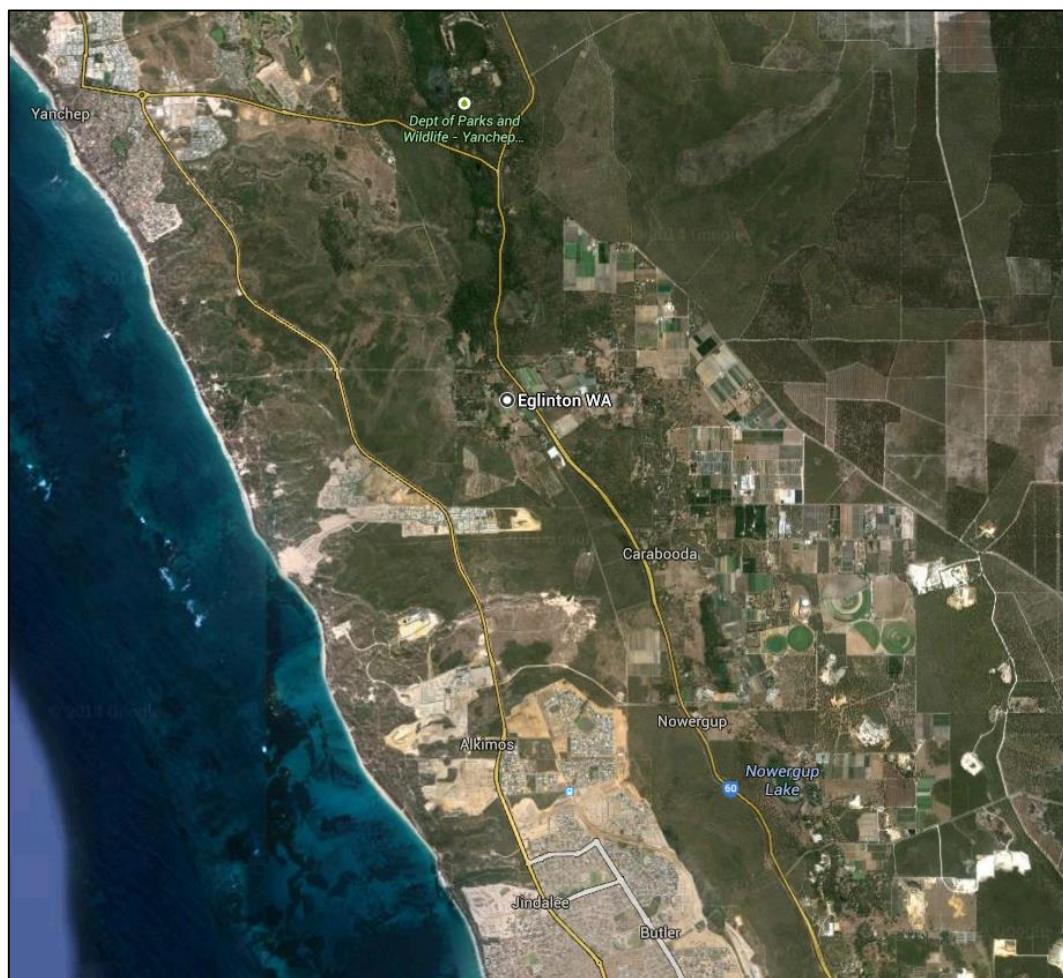
Economic Base	Dormitory services
Key Work Centres	Joondalup, Clarkson, Wangara
Public Facilities	Local shopping, fuel outlets, restaurants, schools, and public transport are all planned within the area.

## **Neighbourhood**

Type	Establishing residential estates, at various stages of development.
General Construction	Modern residences

The map below shows the location of the subject area within the immediate locality.





↑ North

Google Maps 2014



## SERVICES

All services normal to the locality are available to the subject property.

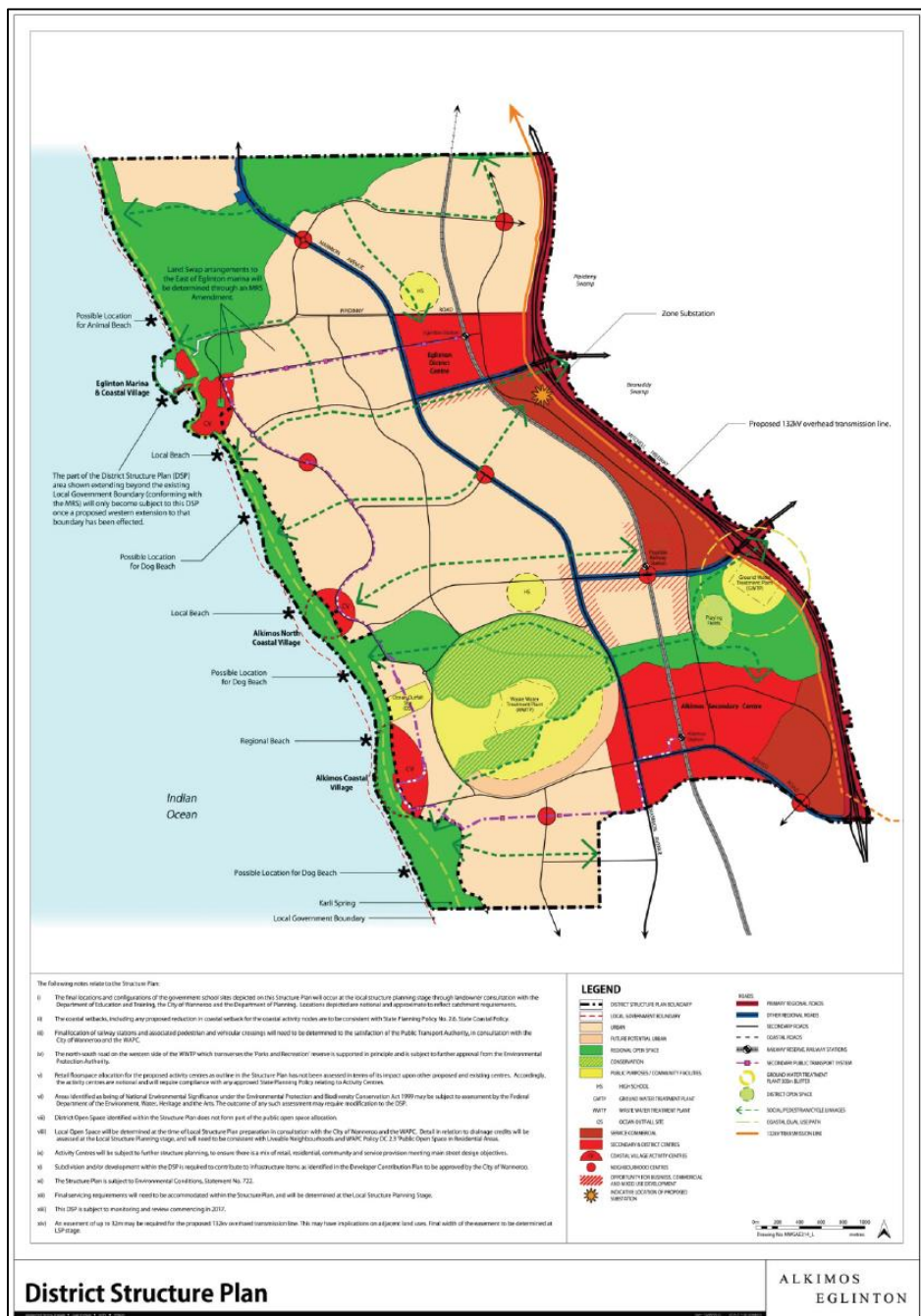
The principle services are described in more detail below.

Power	Underground mains reticulated supply
Gas	Mains reticulated supply
Water	Mains reticulated supply
Liquid Waste Disposal	Deep sewerage
Telephone	Available
Shops	Local shopping is available in Butler, which appears to be the closest shopping centre.
Public Transport	Bus service is available and a train service is available from Joondalup Train Station

## SITE DESCRIPTION

The property has been identified from the Cadastral Plan and on-site inspection.

### Cadastral Map



## **Area**

The total area of the study area is 2,626ha. Valuation of a 'typical' parcel only is made and that parcel is considered to be 2.0 hectares of englobo land.

## **Configuration**

The site includes 7.5km of coastal frontage and is bound by the Mitchell Freeway to the east, the Indian Ocean to the west, Butler/Jindalee to the south and Yanchep on the northern boundary.

## **Contour and Elevation**

Gently to moderately undulating, with some elevated locations within the study area. Portions of the study area have significant views over the ocean.

## **Soils and Vegetation**

There appears to be two dune systems featured within the study area, the older Spearwood Dunes and the newer Quindalup Dunes. The Study Area appears to have only one surface water feature, known as Karli Spring, which is a small wetland located in the south west corner of the study area. The wetland is not identified in the 'Wetlands of the Swan Coastal Plain', however it appears to be the only known wetland on the Quindalup Dunes.

## **Site Accessibility**

The two main access roads to the study area are considered to be Wanneroo Road and Marmion Avenue.

## **Flood Risk**

Local Government planning documentation does not indicate any specific flood risk to this property.

We have no reason to suspect any major flood risk.

## Images



Trinity at Alkimos Sales Office



Shorehaven



Subject Area

## **IMPROVEMENTS**

As the basis of valuation assumes the land to be in an englobo state, any improvements are considered to have no added value being ostensibly obsolete. Accordingly, it is not considered necessary to describe improvements on any of the sites within the study area.

## GENERAL COMMENTARY

### General Commentary

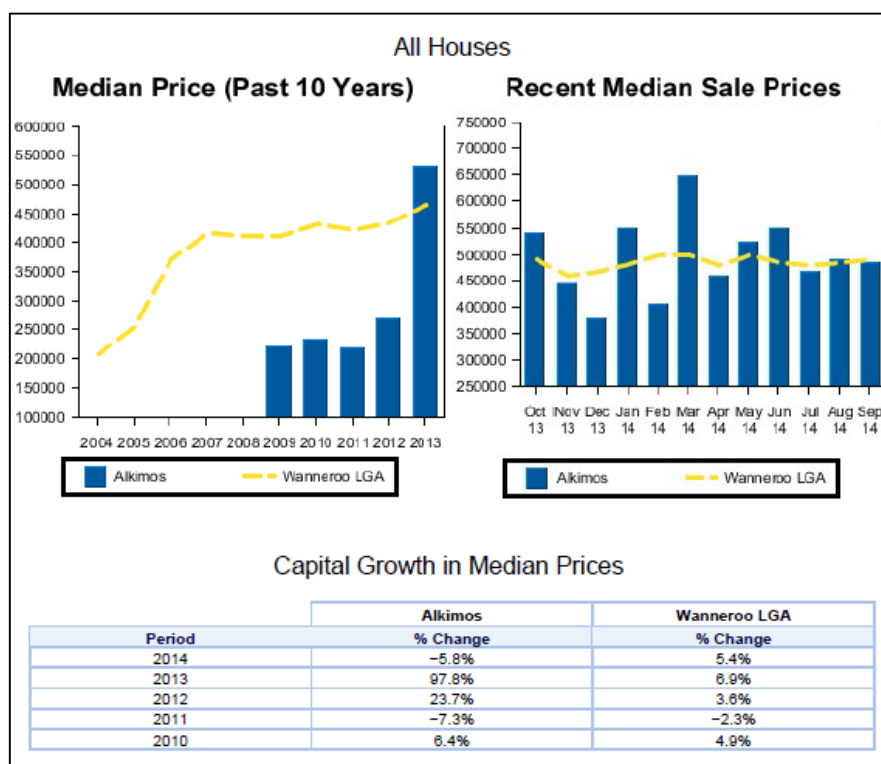
The subject area, in general, comprises large portions of land ranging in size from approximately 10 ha to 865 ha, and appears to be largely owned by a small number of developers. The main developers in the area appear to be Landcorp and Lend Lease (Alkimos Beach), Landcorp and Satterley (Allara), Stockland (Amberton), Peet (Shorehaven at Alkimos), and LWP (Trinity at Alkimos).

It is anticipated that larger sites will be developed in a piecemeal fashion rather than all at once. Selling periods and prices will vary between the estates. Accordingly, we have adopted a land area of 2.0 hectares which represents a typical single subdivision stage.

Density of development is based on current developments within the locality and other recent developments in other districts of similar nature. These developments are demonstrating a yield of around 18 lots per hectare plus Public Open Space (POS).

### Local Market Commentary

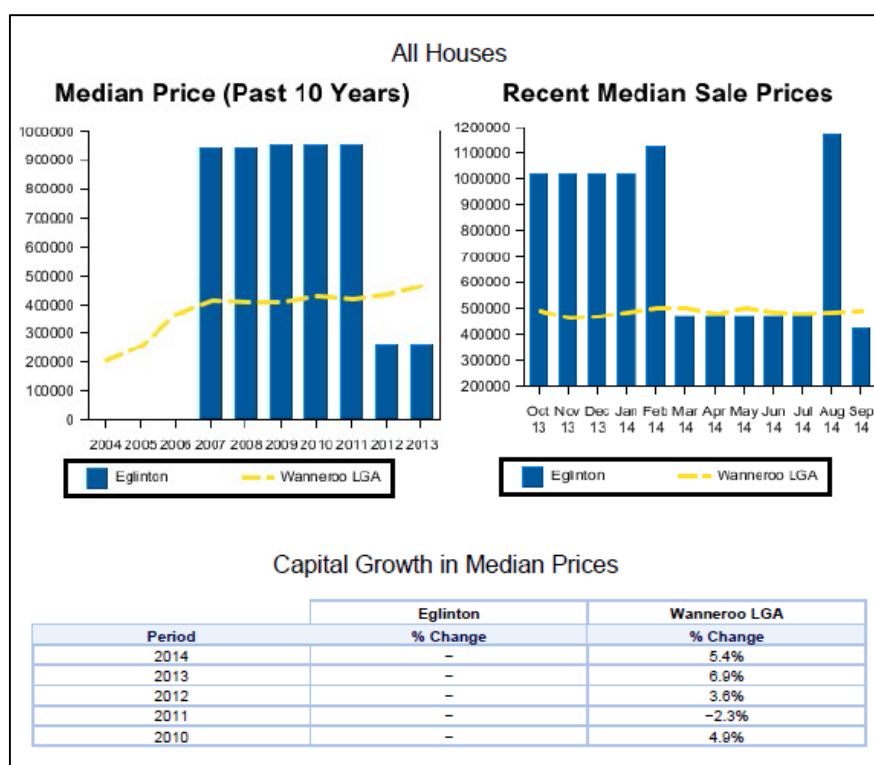
RPData<sup>6</sup> indicates the following market statistics for housing in Alkimos measured at November 2014 compared to the City of Wanneroo.



<sup>6</sup> RP Data Professional, <https://rpp.rpdata.com/>



RPData<sup>7</sup> indicates the following market statistics for housing in Eglinton measured at November 2014 compared to the City of Wanneroo.



This tends to indicate a slow but steady growth rate in both Alkimos and Eglinton over the past 10 years.

## Economic Commentary

At its September 2013 meeting, the Reserve Bank of Australia (RBA) Board decided to leave the cash rate unchanged at 2.5 per cent. We understand from RBA Governor Glenn Stevens (Statement by Glenn Stevens, Governor: Monetary Policy Decision, 3 September 2013) that recent information is consistent with global growth running slightly below average this year, with reasonable prospects of a pick-up next year. Commodity prices have declined from their peaks, although are high by historical standards.

Overall, global financial conditions remain very accommodative, with inflation in most countries well contained. Volatility in financial markets has increased affecting a number of emerging market economies. Notwithstanding the higher volatility, Australian institutions have ample access to funding markets.

<sup>7</sup> RP Data Professional, <https://rpp.rpdata.com/>

In Australia, the economy has been growing below trend over the past 12 months. This is expected to continue as the economy adjusts to lower levels of mining investment. The unemployment rate has also edged higher. Inflation has been consistent with the medium-term target with growth in labour costs moderating.

The Australian dollar has depreciated by approximately 15 per cent since early April, although it remains at a high level. It is possible that the exchange rate will depreciate further over time, which would help to foster a rebalancing of growth in the economy.

With the easing in monetary policy since late 2011 supporting interest-sensitive spending and asset values the pace of borrowing has remained relatively subdued, with only recent signs of increased demand for finance by households.

The Board will continue to assess the outlook and adjust policy as required to foster sustainable growth in demand and inflation outcomes consistent with the inflation target.



## **SWOT ANALYSIS**

The characteristics of the subject property can be summarised in the following SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis.

Strengths and Weaknesses generally define the property itself, that is, the physical features of the property and events occurring within the boundaries of the property.

Opportunities and Threats tend to define the environment, that is, external factors that may impact upon the value of the property.

### **Strengths**

Elevated portions of the study area overlook the ocean

Close proximity to the coast

### **Weaknesses**

Distance from the Perth CBD

### **Opportunities**

Ongoing worldwide economic recovery following the Global Financial Crisis with Australian economy showing relatively strong recovery and growth

### **Threats**

The recovery from the GFC may be negatively impacted by continued instability in some key world economies

Caution being displayed by financial institutions as a consequence of the GFC is continuing to create difficulty in gaining financial support for larger scale projects which may have a negative impact on property investment and values

## MARKET ANALYSIS

A number of arm's length sales of similar properties were considered in this valuation. The most relevant of those are listed below.

Directly comparable properties that have sold on the date of valuation, that is, those that may be considered sufficiently similar as to be identical, are not common. Therefore, information researched is as close to the date of valuation as possible and adjustments for zoning, location, shape, contour, size, construction, age, style, presentation, features, and the like have been made in order to determine a relevant comparison. Additional evidence may have been reviewed and, if so, record of these will be maintained separately by Independent Valuers of Western Australia.

As a consequence of the Privacy Act 1988 (Cth), there may be some information of confidential supporting evidence which is not published in this report. Details of all gathered information are retained on file and can only be produced if needed by a court of law or for any other lawful purpose.

### Englobo (Development) Market Evidence

#### Development Sites

PROPERTY 1		30 Fintona Cr, Butler					
Market Details		Brief Comments		In Comparison to Subject			
Sale Price	\$2,970,000	Location	Establishing area, opposite the proposed Butler Train Station.		Comments The sale is of a large finished lot within an estate, and is considered ripe for development.  Overall A lower land value is anticipated for the subject area.		
GST	Appears inclusive	Description	<b>Development land</b>				
Sale Date	February 2014	Planning	Zone	Mixed Use/R160			
			Yield	100 Lots			
		Site Area	10,010m <sup>2</sup>				
		Use	Cleared for development				
		Contour	Level to the road				
		Soils	Predominantly comprise sandy soils, with fill already placed on site.				
		Features	Ripe for development				
		General	Surrounding development is well under construction.				
Analysis		Sale Price	\$ 2,700,000	Total Land Area	10,010 m <sup>2</sup>	Sale Rate	\$ 270 /m <sup>2</sup>
		GST	<input type="radio"/> Incl <input checked="" type="radio"/> Excl	Yield	100 lots		\$ 27,000 /lot

<b>PROPERTY 2</b>		<b>301 Yanchep Beach Rd &amp; 108 Blackwood Mndr, Yanchep</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$57,750,000	Location	Establishing estate	Comments The estate was already under construction and being marketed with presold lots at date of sale. Significantly larger englobo parcel.
GST Appears inclusive	Description	<b>Development land (Englobo)</b>	
Sale Date June 2013	Planning	Yield Approx. 1,000 Lots	Overall A higher land value is anticipated for the subject area due to economies of scale.
	Site Area	74.8939ha	
	Use	Predominantly partly cleared site with some native vegetation	
	Contour	Gently undulating	
	Soils	Predominantly comprise sandy soils	
	Features	No significant features noted	
	General	The property was purchased from Australand by the Housing Authority. At the date of sale the purchase included 69 lots that were awaiting titles, 12 constructed townhouses, and the remainder of broad hectare englobo land.	
<i>Analysis</i>	Sale Price \$ 52,500,000	Total Land Area 748,939 m <sup>2</sup>	Sale Rate \$ 70 /m <sup>2</sup>
	GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Yield 1,000 lots	\$ 52,500 /lot

<b>PROPERTY 3</b>		<b>351 Yanchep Beach Road, Yanchep</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$27,800,000	Location	Establishing estate.	Comments Significantly larger site. Dated sale
GST Appears exclusive	Description	<b>Development land (Englobo)</b>	
Sale Date June 2012	Planning	Zone R30-60	Overall A higher land value is anticipated for the subject area
	Site Area	58.5218ha	
	Use	Predominantly cleared with some native vegetation.	
	Contour	Moderately undulating	
	Soils	Predominantly comprise sandy soils	
	Features	No significant features noted	
	General	The property was purchased from Peet by the Housing Authority.	
<i>Analysis</i>	Sale Price \$ 27,800,000	Total Land Area 585,218 m <sup>2</sup>	Sale Rate \$ 48 /m <sup>2</sup>
	GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl		

<b>PROPERTY 4</b>		<b>1 Abingdon Way, Butler</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$7,535,000	Location	Busy, establishing location.	Comments The sale is of a large finished lot within an estate, and is considered ripe for development.
GST Appears exclusive	Description	<b>Development land</b>	
Sale Date Nov 2013	Planning	Zone Commercial	Overall A lower land value is anticipated for the subject area.
	Site Area	2.36ha	
	Use	Predominantly cleared, ripe for development.	
	Contour	Level to the road	
	Soils	Predominantly comprise well drained sandy soils	
	Features	Corner lot, with large frontage to Marmion Ave.	
	General	No further comment	
<i>Analysis</i>	Sale Price \$ 6,850,000	Total Land Area 23,600 m <sup>2</sup>	Sale Rate \$ 290 /m <sup>2</sup>
	GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl		

<b>PROPERTY 5</b>		<b>Lot 3 &amp; Lot 253 Graceful Bvd, Alkimos</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$8,098,915		Location Establishing estate	Comments The sale is of a large finished lot within an estate, and is considered ripe for development.  Overall A lower land value is anticipated for the subject area.
GST Appears inclusive		Description <b>Development land</b>	
Sale Date April 2014		Planning Zone Commercial/R25-60	
		Site Area 2.7944ha	
		Use Predominantly cleared, ripe for development.	
		Contour Mostly level to the road	
		Soils Predominantly comprise sandy soils	
		Features No significant features noted	
		General Rectangular shaped site.	
<i>Analysis</i>		Sale Price \$ 7,362,650 GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Total Land Area 27,944 m <sup>2</sup> Sale Rate \$ 263 /m <sup>2</sup>

<b>PROPERTY 6</b>		<b>41 Butler Bvd, Butler</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$3,050,000		Location Busy, establishing	Comments The sale is of a large finished lot within an estate, and is considered ripe for development.  Overall A lower land value is anticipated for the subject area.
GST Appears inclusive		Description <b>Development land</b>	
Sale Date Oct 2013		Planning Zone Business/Mixed Use R160	
		Site Area 1.2604ha	
		Use Predominantly cleared, ripe for development.	
		Contour Mostly level to the road	
		Soils Predominantly comprise sandy soils	
		Features Rectangular shaped site, large street frontage.	
		General The property was purchased from the Housing Authority.	
<i>Analysis</i>		Sale Price \$ 3,050,000 GST <input checked="" type="radio"/> Incl <input type="radio"/> Excl	Total Land Area 12,604 m <sup>2</sup> Sale Rate \$ 220 /m <sup>2</sup>

<b>PROPERTY 7</b>		<b>40 &amp; 80 Butler Bvd, Butler</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$3,650,000		Location Busy, establishing location.	Comments The sale is of a large finished lot within an estate, and is considered ripe for development.  Overall A lower land value is anticipated for the subject area.
GST Appears inclusive		Description <b>Development land</b>	
Sale Date October 2013		Planning Zone Business/Mixed Use R160	
		Site Area 1.3941ha	
		Use Predominantly cleared, ripe for development.	
		Contour Mostly level to the road	
		Soils Predominantly comprise sandy soils	
		Features Large street frontage and good exposure.	
		General We understand planning approval has been sought for a medical centre/tavern/showrooms and parking on the site. The property was purchased from the Housing Authority.	
<i>Analysis</i>		Sale Price \$ 3,650,000 GST <input checked="" type="radio"/> Incl <input type="radio"/> Excl	Total Land Area 13,941 m <sup>2</sup> lots Sale Rate \$ 238 /m <sup>2</sup>

<b>PROPERTY 8</b>		<b>869 Connolly Drv, Merriwa</b>	
Market Details	Brief Comments		In Comparison to Subject
Sale Price \$1,300,000 GST Appears exclusive Sale Date July 2013	Location Busy, established Description <b>Development land</b> Planning Zone Residential Site Area 1.6167ha Use Predominantly cleared with some scrub vegetation on site. Contour Relatively flat to road level. Soils Predominantly comprise sandy well drained soils. Features Corner lot, with frontage to Connolly drive and Jenolan Way. General The site was purchased by the Whitford Church of Christ Inc. and planning approval was sought in May 2013 for a Place of Worship, and child care centre. The property does not appear to have been marketed to the open market and we have therefore placed less emphasis on this sale.	Comments Surrounding development is newly established but predominantly fully developed. Overall A slightly higher land value is anticipated for the subject area	
Analysis	Sale Price \$ 1,300,000 GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Total Land Area 16,167 m <sup>2</sup>	Sale Rate \$ 80 /m <sup>2</sup>

<b>PROPERTY 9</b>		<b>1 Saunton Way, Ridgewood</b>	
Market Details	Brief Comments		In Comparison to Subject
Sale Price \$3,630,000 GST Appears exclusive Sale Date Jun 2013	Location Busy, establishing Description <b>Development land (Englobo)</b> Planning Zone Business/R60 Site Area 1.3426ha Use Predominantly cleared for development Contour Relatively flat to road level. Soils Predominantly comprise well drained sandy soils. Features Corner lot, in a prime location, with exposure to Lukin Dr and Connolly Dr. General The site is adjacent to the future Brighton Station Centre.	Comments High exposure location, in a more established area. Overall A lower land value is anticipated for the subject area	
Analysis	Sale Price \$ 3,300,000 GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Total Land Area 13,426 m <sup>2</sup>	Sale Rate \$ 246 /m <sup>2</sup>

<b>PROPERTY 10</b>		<b>304 Landsdale Road, Landsdale</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$3,800,000	Location Quiet, establishing	<b>Development land (Englobo)</b> Zone R20/30 Yield 45 Lots (As per R20 zoning) The property is in the draft East Wanneroo Cell 9 (East Landsdale) structure plan. The property is zoned Urban under the MRS.  Site Area 2.0639ha Use Predominantly cleared for its previous use as a market garden.  Contour The parcel of land rises up from both street frontages to an elevated position towards the centre of the site. Potential valley views.  Soils Predominantly comprise well drained sandy soils. Features The property features frontage to both Landsdale Road and Hepburn Ave.  General The property appears to have been purchased in conjunction with 296 Landsdale Road (sale described below).	Comments Similar size, broadly comparable location (being closer to the city, but further from the beach and transport infrastructure).
GST Appears exclusive	Description		Overall A slightly lower land value is anticipated for the subject area.
Sale Date Nov 2013	Planning		
	Site Area		
	Use		
	Contour		
	Soils		
	Features		
	General		
<i>Analysis</i>		Sale Price \$ 3,800,000 GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Total Land Area 20,639 m <sup>2</sup> Yield 45 lots Sale Rate \$ 184 /m <sup>2</sup> \$ 84,444 /lot

<b>PROPERTY 11</b>		<b>296 Landsdale Road, Landsdale</b>	
<b>Market Details</b>		<b>Brief Comments</b>	<b>In Comparison to Subject</b>
Sale Price \$3,900,000	Location Quiet, establishing	<b>Development land (Englobo)</b> Zone R20 Yield 45 Lots (As per R20 zoning) The property is in the draft East Wanneroo Cell 6 (East Landsdale) structure plan. The property is zoned Urban Development and Other Regional Roads under the MRS.  Site Area 2.0588ha Use Predominantly cleared for its previous use as a market garden.  Contour The parcel of land rises up from both street frontages to an elevated position towards the centre of the site. Potential valley views.  Soils Predominantly comprise well drained sandy soils. Features The property features frontage to both Landsdale Road and Hepburn Ave.  General The property appears to have been purchased in conjunction with 304 Landsdale Road (sale described above). We understand the property was offered for sale with 32 lot subdivision potential concept plans	Comments Similar size, broadly comparable location (being closer to the city, but further from the beach and transport infrastructure).
GST Appears exclusive	Description		Overall A slightly lower land value is anticipated for the subject area.
Sale Date Nov 2013	Planning		
	Site Area		
	Use		
	Contour		
	Soils		
	Features		
	General		
<i>Analysis</i>		Sale Price \$ 3,900,000 GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Total Land Area 20,588 m <sup>2</sup> Yield 45 lots Sale Rate \$ 189 /m <sup>2</sup> \$ 86,667 /lot

<b>PROPERTY 12      364 Gnangara Road, Landsdale</b>			
Market Details	Brief Comments		In Comparison to Subject
Sale Price \$4,750,000 GST Appears exclusive Sale Date March 2013	Location Establishing Description <b>Development land (Englobo)</b> Planning Zone R20 and R40 Yield 69 Lots (On R20 basis) The site is within the East Wanneroo Cell 5 Structure plan illustrated as Residential R20 and R40. Zoned Urban Deferred under the Metropolitan Region Scheme. Site Area 3.1189ha Use Predominantly cleared for development. Contour Gently undulating Soils Predominantly comprise well drained grey sands. Features Situated on the south eastern corner of the intersection of Ocean Reef Road and Gnangara Road, opposite a proposed industrial area. General No further comment		Comments Slightly larger lot, in a well exposed location. Broadly comparable location (being closer to the city, but further from the beach and transport infrastructure). Overall A broadly similar to slightly lower land value is anticipated for the subject area
<i>Analysis</i>	Sale Price \$ 4,750,000 GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Total Land Area 31,189 m <sup>2</sup> Yield 69 lots	Sale Rate \$ 152 /m <sup>2</sup> \$ 68,841 /lot

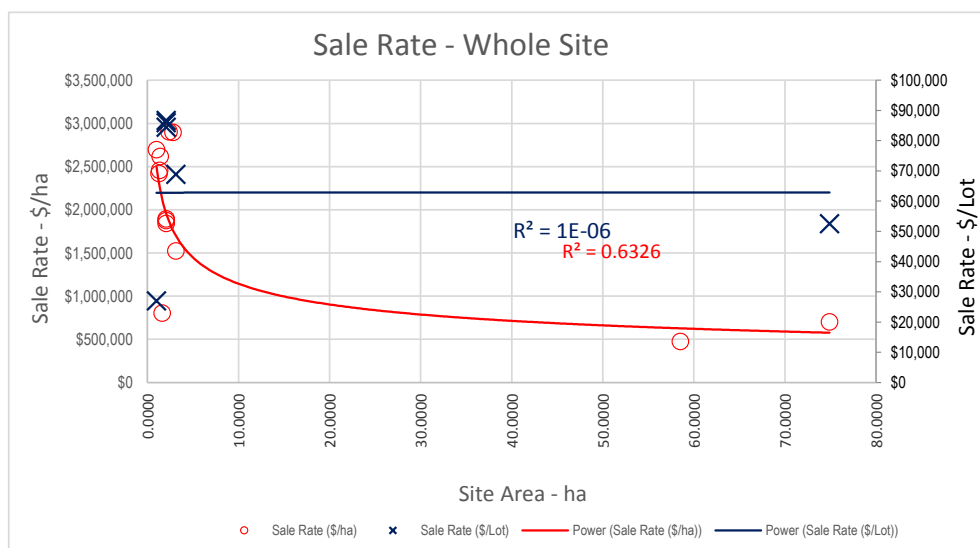
<b>PROPERTY 13      324 Landsdale Road, Landsdale</b>			
Market Details	Brief Comments		In Comparison to Subject
Sale Price \$3,870,000 GST Appears exclusive Sale Date Sep 2014	Location Establishing Description <b>Development land (Englobo)</b> Planning Zone R20/30 Yield 45 Lots (As per R20 zoning) The property is in the draft East Wanneroo Cell 9 (East Landsdale) structure plan. The property is zoned Urban under the MRS. Site Area 2.0639ha Use Predominantly cleared for its previous use as a market garden. Contour The parcel of land rises up from both street frontages to an elevated position towards the centre of the site. Potential valley views. Soils Predominantly comprise well drained sandy soils. Features The property features frontage to both Landsdale Road and Hepburn Ave. General No further comment		Comments Similar size, broadly comparable location (being closer to the city, but further from the beach and transport infrastructure). Overall A slightly lower land value is anticipated for the subject area.
<i>Analysis</i>	Sale Price \$ 3,870,000 GST <input type="radio"/> Incl <input checked="" type="radio"/> Excl	Total Land Area 20,639 m <sup>2</sup> Yield 45 lots	Sale Rate \$ 188 /m <sup>2</sup> \$ 86,000 /lot

## Summary of Englobo Sales

Sale No	Sale Price	Sale Date	GST Estimate	Land Area (ha)	Yield (Lots)	Yield Rate (Lots/ha)	Sale Rate (\$/ha)	Sale Rate (\$/Lot)	Comments
1	\$ 2,970,000	Feb 2014	\$ 270,000	1.0010	100	99.9	\$ 2,697,303	\$ 27,000	Butler. Town Centre Location
2	\$ 57,750,000	Jun-13	\$ 5,250,000	74.8939	1,000	13.4	\$ 700,992	\$ 52,500	Yanchep. Jindowie estate.
3	\$ 27,800,000	Jun 2012	\$ -	58.5218			\$ 475,037		Yanchep. Housing Authority purchase
4	\$ 6,850,000	Nov 2013	\$ -	2.3600			\$ 2,902,542		Butler. Commercial/Mixed Use
5	\$ 8,098,915	Apr 2014	\$ -	2.7944			\$ 2,898,266		Alkimos. Commercial/Mixed Use
6	\$ 3,050,000	Oct 2013	\$ -	1.2604			\$ 2,419,867		Butler. Commercial/Mixed Use
7	\$ 3,650,000	Oct 2013	\$ -	1.3941			\$ 2,618,177		Butler. Commercial/Mixed Use
8	\$ 1,300,000	Jul 2013	\$ -	1.6167			\$ 804,107		Merriwa. Use as a Church.
9	\$ 3,630,000	Jun 2013	\$ 330,000	1.3426			\$ 2,457,917		Ridgewood. Centre zoning
10	\$ 3,800,000	Nov 2013	\$ -	2.0639	45	21.8	\$ 1,841,174	\$ 84,444	Landsdale. Englobo
11	\$ 3,900,000	Nov 2013	\$ -	2.0588	45	21.9	\$ 1,894,307	\$ 86,667	Landsdale. Englobo
12	\$ 4,750,000	Mar 2013	\$ -	3.1189	69	22.1	\$ 1,522,973	\$ 68,841	Landsdale. Englobo
13	\$ 3,870,000	Sep 2014	\$ -	2.0639	45	21.8	\$ 1,875,091	\$ 86,000	Landsdale. Englobo

Round GST to: \$500

Analysis is GST Exclusive



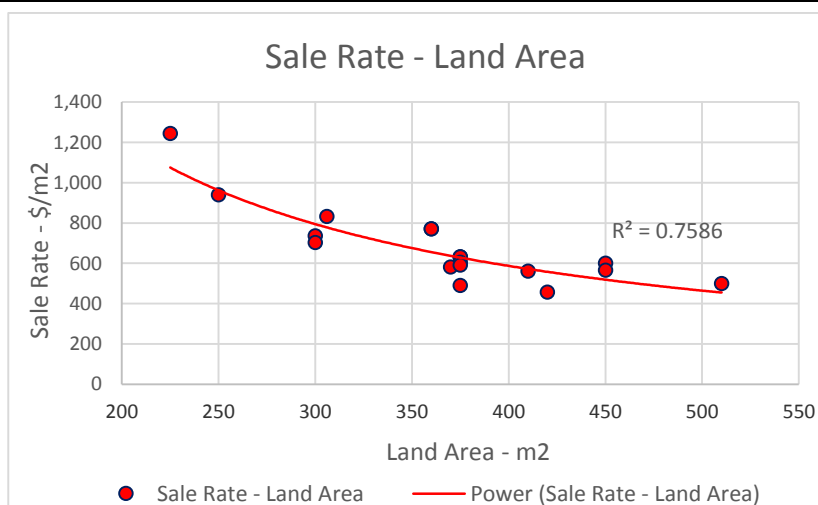


## Residential Market Evidence – Finished Lots

### Residential Vacant Sites

Lot No	Street	Name	Suburb	Estate	Sale Price	Sale Date	Area (m <sup>2</sup> )	Sale Rate - Land Area	Comments
1411	Lunghi Wy		Alkimos	Trinity	\$ 237,000	For Sale	375	\$ 632/m2	12.5m frontage
1412	Lunghi Wy		Alkimos	Trinity	\$ 237,000	For Sale	375	\$ 632/m2	12.5m frontage
1417	Benson Lp		Alkimos	Trinity	\$ 270,000	For Sale	450	\$ 600/m2	15m frontage
1425	Duerden St		Alkimos	Trinity	\$ 227,000	For Sale	375	\$ 605/m2	12.5m frontage
1426	Duerden St		Alkimos	Trinity	\$ 255,000	For Sale	450	\$ 567/m2	15m frontage
561	Sanderling St		Alkimos	Alkimos Beach	\$ 221,000	For Sale	300	\$ 737/m2	10m frontage
1546			Alkimos	Shorehaven	\$ 255,000	For Sale	306	\$ 833/m2	12.5m frontage. Coast lot
1547			Alkimos	Shorehaven	\$ 235,000	For Sale	250	\$ 940/m2	12.5m frontage. Coast lot
546	Sounding St		Alkimos	Shorehaven	\$ 277,500	Sold	360	\$ 771/m2	12m frontage.
551	Shorehaven Bvd		Alkimos	Shorehaven	\$ 277,500	Sold	360	\$ 771/m2	12m frontage.
1232	Shorehaven Bvd		Alkimos	Shorehaven	\$ 280,000	Sold	225	\$ 1,244/m2	7.5m frontage. Coast lot
1307	Cornflower Dr		Alkimos	Amberton	\$ 211,000	For Sale	300	\$ 703/m2	10m frontage
2132			Yanchep	Jindowie	\$ 192,000	For Sale	420	\$ 457/m2	15m frontage
2060			Yanchep	Jindowie	\$ 184,000	For Sale	375	\$ 491/m2	12.5m frontage
1510	Explorer St		Yanchep	Capricorn	\$ 230,000	For Sale	410	\$ 561/m2	12.5m frontage
1525	Seaside Ave		Yanchep	Capricorn	\$ 255,000	For Sale	510	\$ 500/m2	22.9m frontage
1526	Summerhome		Yanchep	Capricorn	\$ 215,000	For Sale	370	\$ 581/m2	15.8m frontage
1527	Summerhome		Yanchep	Capricorn	\$ 222,000	For Sale	375	\$ 592/m2	15m frontage

**All assumed to be inclusive of Nil GST (Exempt) unless stated otherwise**



## **Market Commentary**

### **Level Of Market Activity**

Although there is reasonable general activity, there is limited recent sales activity of closely comparable properties. Accordingly, sales with a slightly wider variation in price, date, size, style and location than normally considered as an acceptable benchmark have, by necessity, formed the basis of our comparative market analysis. Consequently, some precision in the valuation may be lost.

We have valued the property to the best of our ability and knowledge given the restrictions of the available evidence.

### **Selling Period**

An extended selling period is considered normal for farming properties, particularly cropping and grazing farms, as sale activity is usually centred on a small annual window at mid to late growing season with limited negotiations undertaken at other times of the year. A soft selling market can add further caution to the assessment of a fair marketing period.

As a consequence of current market conditions, we anticipate that the property would sell, based on sale by Private Treaty, within a typical 6 to 12 month period at a listing price within 5% of valuation.

## **Rationale and Conclusions**

### **Englobo**

General Comments	We note that from discussions with selling agents and project managers in the subject area that selling rates are increasing and the level of interest has been markedly decreasing in the last 3 to months. This is generally attributed to weak consumer market sentiment, in particular from those in the FIFO market.
Land Value	Evidence indicates a land value rate in the region of \$47/m <sup>2</sup> to \$270/m <sup>2</sup> . We have adopted a land value on a comparison rate basis at \$130/m <sup>2</sup> .
Finished Lots	The market value of 225m <sup>2</sup> to 510m <sup>2</sup> lots generally ranges from \$184,000 to \$280,000 depending on size, location and the attributes of the individual sites. Weighing up the sales evidence presented above, an average selling price of \$245,000 has been adopted for the finished lots (average size 400m <sup>2</sup> adopted).

## VALUATION

### Methodology

This valuation has been made in accordance with accepted valuation standards and in line with legal precedent utilising the following approaches:

- Direct Market Comparison – Direct comparison to sales of similar properties in the locality or within similar localities where limited evidence is available
- Hypothetical development of the site in accordance with the approved or proposed development plan

### Highest and Best Use

This valuation is based on the highest and best use of the property which is considered to be its current use as englobo residential land.

The highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

### Direct Market Comparison

This approach relies on the direct comparison to sales of similar properties. Adjustments for variations in area, zoning, location and shape have been made in order to determine market value levels. Where there is substantially limited evidence, comparison has been made to other similar localities.

Generally, available sales evidence has been analysed on a rate (\$ per m<sup>2</sup>) of improved land area or building area with an appropriate rate attributed to the subject property deduced from this analysis. This rate is all-encompassing and takes account of the property's size, age, site coverage, quality of improvements, age of sale, and on-site factors including car parking, leasing, location and market factors.

### **Calculations – “All-In” on Land Area**

Market Value on Land Area Rate	20,000 m <sup>2</sup> @	\$	115 /m <sup>2</sup>	\$	2,300,000
		\$	130 /m <sup>2</sup>	\$	2,600,000
		\$	145 /m <sup>2</sup>	\$	2,900,000
ADOPT “AS IS” VALUE (Exclusive of GST)				<b>\$</b>	<b>2,600,000</b>

## Hypothetical Development (Static Analysis)

### Lot Yield

There is no formal plan of subdivision available for the parent site. Accordingly, we have compared the site to known subdivisions of a similar nature to determine lot yield with calculations as follows.

<b>Area of Englobo Land</b>		<b>2.0000 ha</b>
Add 1/2 adjoining roads		0.0000
<b>Effective Developable Area</b>		<b>2.0000 ha</b>
Deduct area of POS from englobo land	@ 10%	0.2000
		1.8000 ha
Deduct area of roads	@ 20%	0.3600
<b>Total Area of Finished Lots</b>		<b>1.4400 ha</b>
Area of Average Lot		400 m <sup>2</sup>
<b>Maximum Number of Lots</b>		<b>36 lots</b>
		18 lots/ha

From these calculations and knowledge of similar subdivisions, we consider the site will generate a total of 0 lots.

### Gross Realisation

The market value of 225m<sup>2</sup> to 450m<sup>2</sup> lots generally ranges from \$211,000 to \$255,000 depending on size, location and the attributes of the individual sites. Weighing up the sales evidence presented above, an average selling price of \$245,000 has been adopted for the finished lots.

The Gross Realisation is calculated as follows.

<b>SELLING SCHEDULE</b>				
<input checked="" type="radio"/> Sale Price Includes GST <input type="radio"/> Sale Price Excludes GST				
Type of Land	No Lots	Average Selling Price (GST Inclusive)	Total Selling Price (GST Inclusive)	Comments
Stage 1	36 lots	\$ 245,000/lot	\$ 8,820,000	
<b>Gross Realisation (GST Inclusive)</b>			<b>\$ 8,820,000</b>	

## Staged Development

Subdivision of the site will generate a total of 36 lots. Allowing for reasonable market take-up rates, it is considered that these lots could be developed and sold in a single stage.

## GST on Gross Realisation

We understand that the subdivision of all land types is considered to be a 'new supply'. Therefore, a GST is payable upon sale of the subdivided lots.

The Margin Scheme has been applied to determine the GST obligation of the hypothetical sale of finished lots. This assumes the land purchaser is eligible to apply the Margin Scheme in this fashion. It can often be seen that an ineligible purchaser will analyse feasibility on this basis to ensure competitive pricing for the englobo land.

## GST on Englobo Land

The choice and application of a GST scheme varies dependent upon the vendor's circumstances and is usually based on either the Margin Scheme or the General Tax Rule.

The GST liability under the Margin Scheme must be determined by a taxation professional. Accordingly, we have adopted the General Tax Rule and assessed GST at 1/11<sup>th</sup> of the GST Inclusive value.

## Development Costs

There are no development costs determined for the potential subdivision of the site. We have investigated similar developments to determine an appropriate cost to develop the subject site and, from this investigation, we have adopted a development cost of \$90,000 per lot net of GST.

## Selling Expenses

Expenses for selling the developed lots have been identified on the basis of a proportion of the gross realisation as follows:

Project management	2.0%
Selling fees	1.0%
Marketing costs at	1.0%
Settlement costs	0.1%
<b>Total cost of selling</b>	<b>4.1%</b>

**Profit-Risk Factor**

Having regard to the scope and nature of the subject property, a profit-risk factor in the order of 20% is considered appropriate.

**Finance (Cost of Money)**

This model is based on a full capital borrowing. Interest on both development and land acquisition has been calculated at a rate of 6% pa. Allowances for rates, taxes and any likely holding costs have also been made.

**Timing**

An allowance of 8 months to achieve planning approval plus an allowance of 9 months for construction have been made.

**Selling Rate**

It is considered that the lots could sell within an 8 month period after completion of the physical subdivision works. It is anticipated that some pre-sales may be made, aiding in keeping the selling period to a minimum. A further 2 months is required to effect settlement and receipt of all sale funds.

**Deferment**

N/A

**Public Open Space (Provision of Land)**

Public Open Space has been provided within the plan of subdivision and a cash-in-lieu payment to the local council under Sec 153 of the Planning and Development Act 2005 is not required.

## Calculations – Hypothetical Development (Stage 1)

<b>GROSS REALISATION (SALES)</b>			
Number of lots	36 lots		
Area of Land	2.0000 ha		
Yield (lots per developable ha including POS)	18.0 lots/ha		
Average Price Per Lot	\$245,000 /lot (GST Inclusive)		
		<b>Gross Realisation</b>	<b>\$8,820,000</b>
<b>GOODS AND SERVICES TAX - Finished Lots</b>			
GST under Margin Scheme	@ 9.09% (1/11th) of Margin of \$6,420,000	9.09%	\$583,636
<i>Note: Margin is the difference between the Land Purchase Price and the Gross Realisation</i>			<u>\$8,236,364</u>
<b>SELLING EXPENSES - Selling Agent Fees, Settlement Fees, etc</b>			
Project Management	2.0%		
Selling Fee	1.0%		
Marketing Fee	1.0%		
Settlement Costs	0.1%		
Total Selling Expenses	<b>4.1%</b>	Percentage of Gross Realisation	<u>\$361,620</u>
		<b>Net Realisation</b>	<b>\$7,874,744</b>
<b>PROFIT-RISK</b>			
Profit-risk	@ 20.0%		<u>\$1,312,457</u>
		<b>Available Project Funds</b>	<b>\$6,562,286</b>
<b>PROJECT DEVELOPMENT TERM</b>			
Planning/Approval Period	8 months		
Construction Period	9 months		
Selling Period	8 months		
Settlement Period	2 months		
	<b>Project Term</b>	<b>27 months</b>	
<b>DEVELOPMENT COSTS</b>			
Allowance per lot	@ \$90,000 /lot excl GST, incl contingency	\$3,240,000	
Interest on development costs for half construction, selling and settlement periods			
Interest	6.00% pa for 9.5 months	<u>\$152,961</u>	<u>\$3,392,961</u>
			<u>\$3,169,326</u>
<b>RATES AND TAXES</b>			
Allowance for Rates and Taxes	@ 2.0%	\$62,144	
Interest on rates/taxes for full construction, selling and settlement periods	6.00% pa for 19.0 months	<u>\$6,006</u>	<u>\$68,150</u>
			<u>\$3,101,176</u>
<b>LAND EXPENSES</b>			
Interest over planning, construction and half selling and settlement periods	6.00% pa for 22.0 months		<u>\$314,206</u>
			<u>\$2,786,970</u>
<b>PUBLIC OPEN SPACE CONTRIBUTION</b>			
Public Open Space Given as Land (No cash cost)			<u>\$0</u>
		<b>Funds Available for Land Purchase</b>	<b>\$2,786,970</b>
<b>ACQUISITION COSTS</b>			
Stamp duty and Settlement Fee	@ 5.0%	\$132,713	
Interest on acquisition costs over startup (deferment and planning) periods and half construct'n, sell & set'mt period	6.00% pa for 17.5 months	<u>\$11,770</u>	<u>144,483</u>
		<b>Indicated Land Value (GST Inclusive)</b>	<b>\$2,642,487</b>
<b>DEFER COMMENCEMENT OF PROJECT/STAGE</b>			
Defer	0 mths @ 6.00% pa		<u>\$0</u>
			<u>\$2,642,487</u>
Less Annual Holding Costs (Net Present Value)			
Rates and Taxes	@ 2.00% = \$51,813 pa @ 6.00% pa over 0.00 years		<u>\$0</u>
		<b>Present Value of Land (GST Inclusive)</b>	<b>\$2,642,487</b>
<b>LAND VALUE - ENGLOBO (Summary)</b>			
Market Value Incl GST (Rounded)	<b>\$2,640,000</b>	\$1,320,000 /ha or	\$73,333 /lot
GST Component Under General Tax Rule	<u>\$240,000</u>	<b>(Vendor cost)</b>	
Market Value Excl GST (Rounded)	<b>\$2,400,000</b>	\$1,200,000 /ha or	\$66,667 /lot



**Valuation Rationale – Summary and Conclusion****MARKET VALUE**

Direct Market Comparison - Land Area Basis	\$ 1,300,000 /ha
Hypothetical Development	\$ 1,200,000 /ha

**ADOPT MARKET VALUE (Exclusive of GST)                      \$ 1,300,000 /ha**

The Direct Market Comparison basis is considered to be the most appropriate approach as the evidence supporting it is considered to be the strongest. We have therefore adopted \$1,300,000/ha or \$130/m<sup>2</sup>.

## **INSURANCE ESTIMATE**

Given the purpose of the valuation, we have assumed that there are no substantial buildings currently erected upon the land, therefore an insurance estimate is not considered necessary.

## **VALUATION CERTIFICATE**

Acting under instructions from City of Wanneroo, Independent Valuers of Western Australia has undertaken a valuation of the Alkimos-Eglinton area. This Valuation Certificate forms part of the report and should not be used or read independently of it.

### **Valuation "As Is"**

We certify that it is our considered opinion that the fair market value of the subject property as at 14 October 2014 is the sum of:

**\$130/m<sup>2</sup> or \$1,300,000/ha**

**(One Hundred And Thirty Dollars Per Square Metre)**

The above value is exclusive of GST

### **Valuer Certification**

The valuer signing this report certifies that the property as described herein was inspected personally and the valuer has personally prepared this report.

The Managing Director's authority for issue certifies that this report is issued by Independent Valuers of Western Australia. The Managing Director may not have personally inspected the property.

### **Valuer's Interest**

The valuer confirms that they do not have any direct, indirect or financial interest in the property described herein.

### **Exclusivity**

This report has been prepared for the private and confidential use of the client to whom it is addressed and parties to whom liability has been extended (if any) and should not be reproduced, either wholly or in part, or relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia. No responsibility will be accepted for photocopied signatures.

## **Limitation**

Neither the whole, nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement or published in part or full in any way, without written approval of the form and context in which it may appear.

## **Currency**

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Independent Valuers of Western Australia does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Independent Valuers of Western Australia does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

## **INDEPENDENT VALUERS OF WESTERN AUSTRALIA**

### **VALUER**

Kate Bingham AAPI  
Valuer  
Certified Practising Valuer  
Licensed Valuer 44535 (WA)



### **AUTHORISED FOR ISSUE**

Ross Lambert AAPI  
Managing Director  
Certified Practising Valuer  
Licensed Valuer 44131 (WA)



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

## **APPENDIX 1: QUALIFICATIONS AND DEFINITIONS**

### **"As Is" Valuation**

A valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

### **"As If Complete" Valuation**

A valuation that assumes the proposed development to be in a completed state as at the date of valuation and reflects current market conditions at the date of valuation.

It is assumed that it will be completed to a minimum standard and finish (including fit out and landscaping) commensurate with typical properties within the locality and in accordance with the plans, specifications and information provided by or on behalf of the client.

Should the property subsequently be sold in an incomplete state, the right to review this valuation is reserved.

### **"Proposed Development"**

Any planned development or redevelopment of a property, including building improvements or modifications which are proposed, approved or under construction on the property (but does not include a planned development or redevelopment of a single dwelling residential property for residential use) where the value of the proposed or planned development is estimated to be \$50,000 or more when complete.

### **Highest and Best Use**

In accordance with the Australia and New Zealand Valuation and Property Standards, the highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

### **Measurement**

Measurement has been undertaken in accordance with standards set out by the Property Council of Australia.

In the case of Strata Titled properties, the measurements shown in the Strata Plan are assumed to be correct and have been adopted for valuation purposes.

### **Title Search**

Although the search of the Title was made as close as reasonably possible to the date of valuation, some transactions may have occurred in the intervening period. This valuation is based on the assumption that there are no significant changes to the Title in this period. However, should changes occur, the right to review this valuation is reserved.

### **Building Approvals**

It is assumed that any improvements upon the property comply in all material respects with any restrictive covenants affecting the site and have been built and are occupied and being operated, in all material respects, in full compliance with all requirements of the law, including all zoning, land-use classification, building, planning, fire and health by-laws (including asbestos), rules, regulations, orders and codes of all authorities and that there are no outstanding requisitions.

**Asset Inclusions and Exclusions**

This valuation includes fittings and chattels that form part of the building such as heating and cooling equipment, lifts, sprinklers, lighting, fixed floor coverings, curtains, dishwashers etc, that would normally pass with the sale of the property, but excludes all items of plant, machinery, equipment, partitions, furniture and other such items which may have been installed or are used in connection with the occupation of or business carried on at the property.

Fittings and chattels installed by the occupant are excluded from this valuation.

**Searches and Requisitions**

Whilst every reasonable care has been taken during the valuer's inspection of the property and in making relevant enquiries, a Written Flood Search, Written Town Planning Certificate, Special Inspection Search by the Local Authority Building Department, Structural Survey by an Architect or Engineer, or Identification Survey by a Licensed Surveyor have not been undertaken or requested. In the absence of these formal searches or enquiries, it is assumed that the results of any such searches would not disclose any matters significantly affecting the value of the property.

**Security Recommendation**

In accordance with the Australian Property Institute's *Australia and New Zealand Valuation and Property Standards*, a security recommendation has not been made as to the suitability of the security as this is a commercial decision for the lender which may not only be based on the content of this report, but may also extend to factors beyond the property itself. It is not normally appropriate for the Valuer to recommend a loan to value ratio (LVR) or percentage to advance.

**Prudent Lender**

If the person or entity making a loan based on this valuation advice is not an authorised deposit taking institution within the meaning of the of the Banking Act 1959 (including but not limited to any bank, building society or credit union), then this valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

**Assignment of Valuation**

Should this report be subject to assignment, confirmation, reissue or other act, the signing valuer(s) has/have not reinspected the property nor undertaken further investigation or analysis as to any changes since the initial valuation and accepts no responsibility for reliance upon the initial valuation other than as a valuation of the property as at the date of the initial valuation.

**Financial Advice**

Information supplied in this valuation is not given as financial advice and the valuer does not hold himself out to be a Financial Advisor. Any reference to financial returns is part of the valuation process only and indicates the relationship of income earning potential to a property's value. If financial advice is required (including the suitability of the security for mortgage lending purposes), the opinion of a qualified financial advisor should be sought.

**Privacy**

From 21 December 2001, the private sector amendments to the *Privacy Act 1988* (Cth) (the "Act") became operative. In accordance with the Act, information supplied is now regarded as private information. Information collected for one purpose may only be used for a secondary purpose if that purpose is related and could be reasonably expected.

In this context, all data, analyses and private information contained within this report is for the private and confidential use of the client for whom the report has been prepared. Independent Valuers is not able to give permission for the information to be published by a third party or used for an alternate purpose. If you are a business and use personal information or aggregate such and any other information with that obtained from Independent Valuers of Western Australia, it is your responsibility to conform to privacy legislation.

**Statutory Valuations**

Landgate's Valuation Services division undertakes valuations for rating and taxing purposes. Unimproved Values are made annually state wide and Gross Rental Values are completed every three years within the metropolitan region and on a regular rotational basis in country towns generally at around 4 year intervals.

Values are mostly determined by use of 'mass valuation' techniques and are generally not determined individually. These values are not intended to be relied upon as an assessment of current market value.

**Sale and Ownership Data**

This valuation relies on information supplied to Independent Valuers of Western Australia by the State Government's Landgate office through a private supplier and the right to amend this report is reserved should this information prove incorrect.

Although all comparison properties are inspected, physical internal inspection is generally not possible and information provided by the selling agent and/or Landgate's summary of property description is assumed to be correct and relied upon to assist in making fair comparisons.

**Letting Up**

Where an income producing property is either occupied by the current owner or is vacant, a cost to achieve new occupancy (letting) will be incurred upon sale or transfer. This letting-up cost is accounted for in the capitalisation approach as a deduction from the capitalised amount. Costs are considered in three (3) areas, these being:

- Loss of income (rent) during the letting up period;
- Payment of outgoings such as rates and taxes and electricity and water supply charges where the lease value is based on a net rent, that is, outgoings that are considered the responsibility of a proposed tenant during the letting up period; and
- Letting fee.

The letting up period will vary in depending on the level of market activity and demand in the immediate locality. Where a property is rented at the date of valuation and there is reasonable expectation that the lease will continue with a change of ownership, no letting-up allowance is made. A deduction for letting-up costs on residential properties is not considered appropriate as this style of property is not generally purchased for its income producing potential.



**Authorisation for Issue**

This valuation is authorised for issue by the Managing Director or Acting Managing Director. This authority indicates that the valuation is made under the umbrella of Independent Valuers of Western Australia, but does not imply that the Managing Director or Acting Managing Director had direct input into the valuation or undertook a supervisory role.

## APPENDIX 2: LIST OF POTENTIALLY CONTAMINATING ACTIVITIES

### AUSTRALIA REAL PROPERTY GUIDANCE NOTE 1

## APPENDICES

### APPENDIX 1 United Nations Hazard Classes

1. Explosives
2. Flammable Gas
3. Non-Flammable/Compressed Gas
4. Poison Gas
5. Highly Flammable Liquid
6. Flammable Liquid
7. Flammable Solids
8. Substances Liable to Spontaneous Combustion
9. Substances Emitting Flammable Gases when Wet
10. Oxidising Agents
11. Organic Peroxides
12. Poisonous (Toxic) Substances
13. Infectious Substances
14. Radioactive Substances
15. Corrosives
16. Miscellaneous Dangerous Substances

The categorisation of contaminating substances into these 'Hazard Classes' has been provided by the United Nations. These classes are not necessarily exclusive. Members should not confine their attention to substances falling within these classes.

### APPENDIX 2 Potentially Contaminating Activities, Industries and Land Uses

1. Abattoirs and Animal Processing Works
- 1b. Arsenic
2. Acid/Alkali Plant and Formulation
3. Agricultural Activities (Vineyards, Tobacco, Sheep Dips, Market Gardens). Heavy metals
4. Airports. Trichlore-ethylene from solvent cleaning operations.
5. Alumina Refinery Residue Disposal Areas. Fluoride (atmospheric emissions).
6. Asbestos/Asbestos Production
7. By-Product Animal Rendering. Pesticides.
8. Bottling Works
9. Breweries. Pesticides, oils and greases, underground storage tanks
10. Brickworks
11. Car Wreckers. Oils and greases, TPH and BTEX compounds, TCE (solvent cleaning).
12. Cement Works
13. Cemeteries
14. Ceramic Works. Heavy metals.
15. Chemical Manufacture and Formulation
16. Coal Mines and preparation Plants. Organic compounds – surfactants.
17. Defence Works
18. Docks. Oils and greases, TPH and BTEX compounds, TCE (solvent cleaning), pesticides, heavy metals.
19. Drum Reconditioning Works
20. Dry Cleaning Establishments. Organic compounds.
21. Electricity Distribution. PCB compounds.
22. Electroplating and Heat Treatment Premises. Chrome, heavy metals.
23. Ethanol Production Plants
24. Engine works. TPH, BTEX compounds, organic compounds (associated with solvents).
25. Explosives Industries
26. Fertiliser Manufacturing Plants

12.1.10

ANZ VALUATION AND PROPERTY STANDARDS

## AUSTRALIA REAL PROPERTY GUIDANCE NOTE 1

27. Gasworks
28. Glass Manufacturing Works
29. Horticulture/Orchards. OCP and OPP pesticides.
30. Industrial Tailings Ponds. Heavy metals, organic compounds, TPH, BTEX.
31. Iron and Steel Works
32. Landfill Sites. Variety of possible contaminants.
33. Limeworks
34. Marinas and Associated Boat Yards. Heavy metals – particularly Tri butyl tin
35. Metal Treatment. Heavy metals.
36. Mineral Sand Dumps
37. Mining and Extractive Industries
38. Munitions Testing and Production Sites
39. Oil Production, Treatment and Storage
40. Paint Formulation and Manufacture
41. Pesticide Manufacture and Formulation
42. Pharmaceutical Manufacture and Formulation
43. Photographic Developers. Heavy metals – Ag Cl used as part of process.
44. Piggeries. Pesticides and heavy metals.
45. Plant Nurseries
46. Plant or Fibreglass
47. Power Stations
48. Prescribed Waste Treatment and Storage Facilities
49. Printed Circuit Board Manufacturers. Solvents and glues – volatile organic compounds.
50. Properties Containing Underground Storage Tanks. TPH, BTEX, PAH, solvents.
51. Radioactive Materials, Use or Disposal
52. Railway Yards
53. Research Laboratories. Metal, organic compounds, radioactive elements.
54. Sawmills and Joinery works. Copper, chrome, arsenic.
55. Scrapyards. TPH, BTEX.
56. Service Stations
57. Sewerage Works
58. Smelting and Refining
59. Sugarmill or Refinery

60. Tanning and Associated Trades (eg. Fellmongery)
61. Timber Treatment works. Formaldehyde, copper, chrome, arsenic.
62. Transport/Storage Depots
63. Tyre Manufacturing and Retreading Works. Glues – volatile organic constituents.
64. Waste Treatment Plants in which Solid, Liquid Chemical, Oil, Petroleum or Hospital Wastes are Incinerated, Crushed, Stored, Processed, Recovered or Disposed of.
65. Wood Storage Treatment. Formaldehyde, copper, chrome, arsenic.
66. Wood Treatment Facility. Formaldehyde, copper, chrome, arsenic.
67. Wood Preservation. Formaldehyde, copper, chrome, arsenic.

### Other Activities, Industries and Land Uses

1. Sites of incidence: road or rail spillage involving hazardous substances.
2. 'Hot spots' of likely contamination by agricultural chemicals and their by-products, eg. spray mixing sites; sheep and cattle dips; pesticide disposal sites.

The above lists are illustrative only. They are not intended to be exclusive.

## APPENDIX 3: INSTRUCTIONS – AUTHORITY TO VALUE

*Note: Supporting Documents Provided with RFO*

**PLEASE SIGN AND RETURN BY FAX TO (08) 9271 9555 or EMAIL TO [admin@ivwa.com.au](mailto:admin@ivwa.com.au)**

To:

Independent Valuers of Western Australia  
PO Box 277  
Mount Lawley WA 6929

QUOTE NO: 3358, 10 September 2014  
FEE QUOTED: \$15,400 Including GST

### AUTHORITY TO UNDERTAKE A VALUATION

Alkimos/Eglinton Structure Planning Area, Alkimos/Eglinton  
Plus 1 other property  
For the Purpose of Development Contribution

(PLEASE PRINT CLEARLY ALL DETAILS BELOW)

I/We MR Joe Hussey

For/on behalf of the City of Wanneroo (as appropriate)

hereby accept the above quotation, terms and conditions, and authorise Independent Valuers of Western Australia to conduct a Valuation of the above-named property or properties and I/We accept to pay the agreed fee on receipt of Independent Valuers of Western Australia's advice confirming that the Valuation Report is complete and ready for postage or collection.

Name and Address to be shown on invoice CITY OF WANNEROO, 23 DUNDEE ROAD  
WANNEROO, WA 6065

Email Address for Delivery of Report Mike.Hudson@wanneroo.wa.gov.au

Do you require a printed copy? ☐ No ☐ Yes (print cost is an extra \$55 incl GST for the first copy)

Is the property currently subject to any of the following? (Tick those known)

- ☐ Lease or Offer/Invitation to Lease ☐ Contract of Sale/Offer to Purchase ☐ Marketing for Sale/Lease ☐ Work/Health Order  
☐ Heritage Order or Listing ☐ Application for Development ☐ Application for Rezoning ☐ Contamination Order

If so, please provide details and a copy of all relevant documentation.

Purpose of valuation (confirmation) DISTRICT ESTIMATE FOR AVERAGE CELL VALUE

Other parties to whom liability is to be extended (Lender, etc) —

Special Instructions (add page if necessary) AS SOON AS POSSIBLE TO MEET  
the DCP time frame requirements.

Inspection Contact: Name/Phone/Mobile Michael Hudson - 94055446  
0428102088

Where did you hear about us? ☒ Returning Customer ☐ Recommended ☐ Yellow Pages  
☐ Internet ☐ Print Media ☒ Other: —

Date: 14/10/14 Signed: Joe Hussey

Print Name: Joe Hussey

Quote 3358 Mike Hudson, Alkimos-Eglinton & Yanchep-Two Rocks Structure Planning Area -  
City of Wanneroo

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