

Valuation Report

**216 Grange Road
FLINDERS PARK SA 5025**

September 2020

Under instruction from:

Brazzale Group



Reference: 467952

Knight Frank Valuation & Advisory South Australia
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216 GRANGE ROAD, FLINDERS PARK SA 5025	
Instructing Party	Andrew Brazzale, Brazzale Group 216 Grange Road, Flinders Park SA 5025
Interest Valued	Unencumbered freehold interest with vacant possession
Relying Party and Purpose of Valuation	Brazzale Group for Superannuation Fund Reporting Purposes
Land Area	657m ² approximately
Zoning	Mixed Use Zone – Precinct 47 Mixed Use
Description	The subject property comprises a circa 2008 built single storey commercial office, presenting to a good standard, situated in the western suburb of Flinders Park, with frontage to Grange Road. The subject property is owner occupied by the Brazzale Group.
Gross Lettable Area (GLA)	215m ² approximately
Valuation Methodology	Direct Comparison approach
Date of Inspection	18 th September 2020
Inspection Status	We have followed the API “Guidelines for API Prepared Time of Crisis And/Or State of Emergency Impacting Physical Inspections of Real Property” concluded that a full physical inspection of the Property that a Valuer is customarily required to complete under professional practice standards or at law (where applicable) was possible, and has been undertaken accordingly.
Valuation Date	18 th September 2020



Executive Summary (cont'd)



Adopted Value	\$600,000 (exclusive of GST)
Rate/m² of GLA	\$2,791/m ²
Rate/m² of Improved Site Area	\$913/m ²
IVSC Disclosure: Significant Valuation Uncertainty	<p>The IVS / API state that where there is Market Uncertainty “<i>The impact on sale prices and volumes will not be known until the market has stabilised and a new normal is in place</i>”.</p> <p>Where there is Significant Valuation Uncertainty in respect of the subject property, we make the following Significant Valuation Uncertainty Disclosure – per the IVS Valuation Report Disclosure Requirement:</p> <ul style="list-style-type: none"> • The market that the property/asset is transacted and/or valued in is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a Market Uncertainty resulting in Significant Valuation Uncertainty. • 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 factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value. • Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically. <p><i>The definitions herein provide clarity on the meaning of Market Uncertainty and Valuation Uncertainty.</i></p> <p><i>Our statement as to Significant Valuation Uncertainty in respect to the subject property is outlined next.</i></p>
Valuation Uncertainty and the Subject Property	<p>In the specific case of this valuation there is 1 post March 2020 transactions that provide a guide to market rates for the subject at the valuation date. As such there is less uncertainty than would be the case if there were no transactions (as is the case for some other valuations). However there remains uncertainty in relation to prevailing market rates and the one sales is not considered to be a weight of definitive market evidence. As such Significant Valuation Uncertainty exists, but in this instance is less pronounced compared to situations where there is no comparable post COVID-19 market evidence.</p>

Valuer’s Details

TOM WALKER
 BBus (Property) AAPI 64426
Associate, Certified Practising Valuer
Property Inspected: Yes

ARLEN ROSENZWEIG
 BBus (Property) AAPI 80561
Certified Practising Valuer
Property Inspected: No
Counter-sign only for peer review

<p>Market Value Definition</p>	<p>Market Value as defined by the International Valuation Standards Committee (IVSC) and endorsed by the Australian Property Institute (API) and embodied within the current Corporations Law, is as follows:</p> <p><i>“The estimated amount for which an asset or liability 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.”</i></p>
<p>Market Uncertainty (per API guideline)</p>	<p>Market Uncertainty comes about when a market, as at the valuation date, is disrupted by current or very recent events such as sudden economic or political crises.</p> <p>The event(s) that cause market uncertainty may be macroeconomic, for example the current COVID-19 outbreak, or microeconomic such as a change to a law or regulation which resets or disrupts a market sector.</p> <p>In the real estate market, both macro or microeconomic event(s) may result in valuation uncertainty as the only evidence available to be considered by the Valuer is most likely to have taken place before the event occurred and the impact of which was not reflected in market evidence. The impact on sale prices and volumes will not be known until the market has stabilised and a new normal is in place.</p> <p>Note: The extent of Market Uncertainty differs across asset classes, as transactional evidence comes to light. However, conditions potentially remain volatile.</p>
<p>Valuation Uncertainty (per API guideline)</p>	<p>The possibility that the Valuer’s professional opinion as to the Market Value of the asset may differ from the price that could be achieved in a transfer of the asset as at the valuation date, assuming all other market conditions and variables remain constant.</p> <p>There are three broad categories of Valuation Uncertainty: Market Uncertainty, Model Uncertainty and Input Uncertainty.</p>
<p>Model Uncertainty (per API guideline)</p>	<p>Model Uncertainty arises from the actual valuation model (or methodology) utilised by the Valuer. There may be situations where different valuation models (methodologies) are used to provide an indication of value, and that the different models produce a different outcome. This can result in model uncertainty as the selection of the most appropriate model may of itself be as source of uncertainty.</p> <p>Note: We do not consider there to be Model Uncertainty in the current environment.</p>
<p>Input Uncertainty (per API guideline)</p>	<p>Input uncertainty arises where there are a number of equally reasonable or feasible inputs or assumptions, that the Valuer can utilise, and their impact on the outcome of the valuation can be measured by applying reasonably alternative inputs.</p> <p>For example, if the inputs are based on historical data, then the assumptions and methods made to adjust the data to current market conditions applicable at the validation date can be a source of uncertainty.</p> <p>Note: Where there is Input Uncertainty arising from a paucity or absence of empirical data, arising from the current market conditions, this is outlined in the valuation assumptions and rationale herein.</p>

Important Notice:

The valuation has been made in conformity with the Code of Professional Ethics and Conduct laid down by the Australian Property Institute's Standing Instructions.

The valuation is also conditional on the important notices, disclaimers and qualifications contained in the body of this report.

This Executive Summary forms a part of and should not be used or read independently from the complete report. Particular attention is drawn to the Qualifications, Important Notices and Disclaimers included in this report

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The forward effect of COVID-19 is a risk on all property markets. A variety of property risk issues have arisen including potential structural or societal changes, new waves of infection and expectations on the timing for a vaccine. Any valuation assessment in this market is subject to a heightened level of forward market volatility/market risk compared to the pre Covid-19 era.

A general softening across the property sector can be triggered by a sustained increase in the cost of capital (including interest rates), unless that rising cost is accompanied by inflation driven by economic growth. At present, this risk is not apparent, with central banks in a phase of maintaining low, or lowering, official interest rates to support economies.

1 Land Particulars

Current Registered Proprietor				
AMBRA INVESTMENTS PTY. LTD. 1 / 2 SHARE, 216 GRANGE ROAD PTY. LTD. 1 / 2 SHARE				
Volume	Folio	Allotment/Piece/Section	Plan Ref.	Hundred
5563	935	ALLOTMENT 2	DEPOSITED PLAN 49752	YATALA

EASEMENTS AND ENCUMBRANCES

- SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B
- TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

The right of way is in regards to the shared driveway that the subject property and the adjoining property to the west (218 Grange Road) share.

Important Notices

Although our Title search (attached) does not show any unregistered dealings, it is noted that not all encumbrances may be recorded on the title documents provided to us. Our valuation is made on the basis that the property is free from mortgages, charges and other financial liens and is conditional on there being no encumbrances or interests other than those reported on our title search which materially affect the value, marketability and continued utility of the property. Should any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report be discovered which are material, our valuation would change, as would our recommendation as to its suitability for mortgage security purposes (if made).

From our inspection and a comparison with the Title Plan, the improvements appear to be constructed within the title boundaries, however, we are not qualified surveyors, and have not been provided with a site survey and, therefore, we cannot state conclusively that all buildings are within the title boundaries. Our valuation is conditional on there being no encroachments by the subject's improvements, or onto the subject land by adjoining properties. In the event there is an encroachment which proves material, our valuation would change as would our recommendation as to its suitability for mortgage purposes (if made).

Site Access/Description

The subject property comprises a regular shaped allotment, generally level with the road frontage. The property has frontage to Grange Road of 14.38 metres, rear (southern) boundary of 14.38 metres and equal side boundaries of 45.72 metres. The property has access via the shared driveway from Grange Road.

The property has a site area of **657m² approximately**.

Municipality and Planning Scheme	Charles Sturt Council
Zoning	Mixed Use Zone – Precinct 47 Mixed Use

Zoning Comments

The existing use of the subject property as a single storey office is considered to be a complying land use in the zone.

Important Notices:

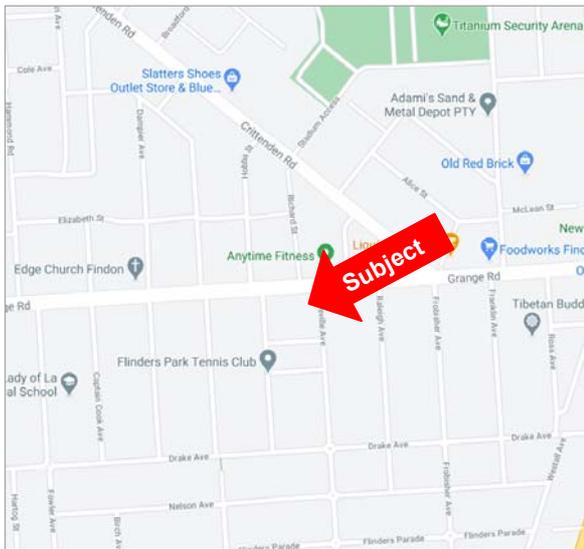
No approval certificates have been sighted and our valuation assumes all necessary final certificates have been obtained and that there are no unapproved structures.

The above information was obtained from public records of the Council's Planning Department and should verification be required, an application to Council may be required. Should further investigation not confirm the abovementioned zoning and development guidelines, the matter should be referred immediately to the valuer for consideration and review of the valuation, if appropriate.

Heritage Controls

The property improvements are not identified as being of heritage significance.

Flooding Status	
<p>Our valuation is conditional on the property not being flood affected as currently improved.</p> <p>Important Note: Should the flooding status of the property need to be confirmed, we would recommend the services of a qualified professional be engaged to confirm the potential inundation levels at the property.</p>	
Location	
Distance From CBD	The subject property is located approximately 7 kilometres north-west of the Adelaide GPO.
Surrounding Development	Surrounding development along Grange Road is mixed use in nature, comprising a variety of retail, commercial, light industrial and residential land uses.
Proximity to services	Local schools, shops, amenities and public transport are all available within a convenient distance.



Google Maps - ©2020 Google

Services	
All of the usual services of gas, electricity, NBN, water, sewerage and drainage are connected or available to the property.	
Environmental Considerations	
Site Contamination	
Historical Uses	Residential prior to commercial use
Registered on the EPA List/Statement of Environmental Audit	No
Perceived Environmental Risk	We confirm that there are no perceived environmental risks or problems associated with the subject property in relation to its present or previous use. We further confirm that we have found no information in our enquiries to necessitate the instigation of a detailed environmental audit, subject to important notice below.

Important Notice:

No soil tests or environmental studies have been made available for our perusal and we do not have any expertise as environmental consultants nor are we qualified to provide an assessment of the contamination of land. We have undertaken the following steps to assess whether there are any obvious signs of contamination:

- Site inspection.
- Review existing site use and historical site use (so far as it is identifiable from the current site owners).
- Review of EPA list (see above).
- Discussions with Owner's Representatives

As a result of the above investigation, we have been unable to identify any obvious signs of contamination. However, we are unable to assess whether there are any latent signs of contamination or other indicators beyond the investigations referred to above. The assessed value could well decrease if material contaminants are present. This valuation is conditional on the site being free of contamination and any party relying on this valuation does so on the basis that Knight Frank Valuations accepts no liability for any loss relating to contamination.

Asbestos Materials

Hazardous Materials Audit Provided	No, see important notice below
Identified Asbestos at Inspection	No
Potential for unsighted Asbestos	The improvements were constructed circa 2008, a time when asbestos was no longer utilised in the construction industry. Our assessment assumes the site is free of asbestos.

Important Notice

The assessed value could well decrease if asbestos which is material to the valuation is present. This valuation is conditional on the site being free of asbestos with the exception of the areas noted above and any party relying on this valuation does so on the basis that Knight Frank Valuation & Advisory South Australia accepts no liability for any loss relating to asbestos.

Building Cladding

Cladding identified at Inspection	No
Certificate of Compliance & Certification of Building Materials Provided	No, see important notice below
Comments	Nil

Important Notice

In providing the above commentary, we highlight that Valuers:

- are not experts in building materials; and
- are not qualified to conclusively determine the existence of ACP or EPS cladding system (or similar) is present in a development from a visual inspection alone; and
- are not able to identify from a visual inspection whether the cladding used is compliant or non-compliant; and
- are not expected to make their own enquiries into whether ACP or EPS cladding (or similar) is compliant or non-compliant.

The assessed value could well decrease if non-compliant cladding is contained within the property and our assessment of the suitability of this property for mortgage security purposes would be adversely impacted. This valuation is conditional on the property being free of non-compliant cladding with the exception of the areas noted above and any party relying on this valuation does so on the basis that Knight Frank Valuation & Advisory South Australia accepts no liability for any loss relating to non-compliant cladding.

2 Improvements

<p>Restricted Inspection - Special Comment & Qualifications</p>	<p>In response to the unprecedented public health risk currently presented by the Coronavirus, Knight Frank Valuation & Advisory is taking due care to protect our staff and clients.</p> <p>We have followed the API “Guidelines for API Prepared Time of Crisis And/Or State of Emergency Impacting Physical Inspections of Real Property <i>and concluded that a full physical inspection of the Property that a Valuer is customarily required to complete under professional practice standards or at law (where applicable) was possible, and has been undertaken accordingly.</i></p>									
<p>External Walls & Façade</p>	<p>Rendered Hebel, stone</p>									
<p>Frame</p>	<p>Timber frame</p>									
<p>Floors</p>	<p>Reinforced concrete</p>									
<p>Roof</p>	<p>‘Colorbond’ iron</p>									
<p>Internal Walls</p>	<p>Plasterboard</p>									
<p>Windows</p>	<p>Aluminium</p>									
<p>Ceilings</p>	<p>Flush plasterboard</p>									
<p>Floor Coverings</p>	<p>Tiled</p>									
<p>Lighting</p>	<p>LED downlights and attached fluorescent</p>									
<p>Air-conditioning</p>	<p>Ducted reverse cycle air conditioning</p>									
<p>Fire Services</p>	<p>Fire extinguishers and smoke alarm</p>									
<p>Security</p>	<p>Alarm</p>									
<p>Building Areas</p>	<p>In accordance with onsite measurements taken at the date of our inspection, we have adopted the following gross lettable area for the property:</p> <table border="1" data-bbox="608 1400 1473 1518"> <thead> <tr> <th><i>Tenant</i></th> <th><i>Level/Suite</i></th> <th><i>GLA</i></th> </tr> </thead> <tbody> <tr> <td>Owner occupied</td> <td>Office</td> <td>215m²</td> </tr> <tr> <td>Total</td> <td></td> <td>215m²</td> </tr> </tbody> </table> <p>The property has site coverage of 33% and given the shared driveway, the property is considered to be fully developed.</p> <p><i>The above areas should be considered as an estimate only, and could be subject to revision. Should a formal survey identify any significant variation the matter should be referred to the Valuer for review so that the value can be adjusted accordingly.</i></p>	<i>Tenant</i>	<i>Level/Suite</i>	<i>GLA</i>	Owner occupied	Office	215m ²	Total		215m²
<i>Tenant</i>	<i>Level/Suite</i>	<i>GLA</i>								
Owner occupied	Office	215m ²								
Total		215m²								
<p>Accommodation</p>	<ul style="list-style-type: none"> The subject property comprises a single storey office, built circa 2008 and presenting to a good overall standard. The layout comprises double door entry into the open plan reception, five (5) partitioned offices, boardroom, store rooms (x2), bathroom (shower) and kitchen/lunchroom. Internal ceiling height of 2.7 metres. 									

<p>Ancillary Improvements</p>	<ul style="list-style-type: none"> • Paved car park for 1 vehicle to Grange Road. • Steel frame car port to the rear (4 Vehicles) plus 4 open air line marked parks • Paved central shared driveway • Eastern and southern boundary fencing
<p>Condition</p>	<p>Overall, we estimate the improvements to have been completed circa 2008 and present to a good standard, commensurate with age.</p> <p>Important Notice <i>We have not been provided with a structural survey, nor an expert report on the plant and equipment. Our valuation is conditional on the structure and service installations of the improvements being free from any defects requiring material capital expenditure, other than that stated herein. If this is incorrect, or should there be a material revision to the capital expenditure budget noted within, our valuation would change, as would our recommendation as to its suitability for mortgage security purposes (if made).</i></p>

A sample of photographs taken at the date of inspection is as follows:



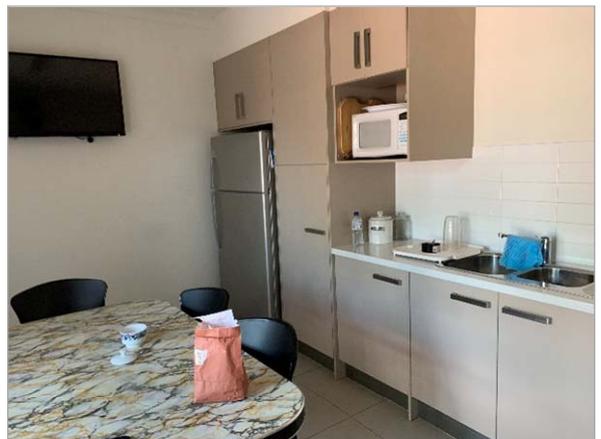
Entry/reception



boardroom



Bathroom



Kitchen/lunchroom

3 Market Commentary

National Overview

- An increase in COVID-19 infections globally in recent weeks has slowed the momentum of the economic recovery. Economies around the world have experienced a recovery in economic activity as restrictions ease following the large falls in output seen in March and April. However, the progressive lifting of restrictions has been halted and even reversed in some countries as authorities attempt to contain renewed or more rapid COVID-19 outbreaks. Reflecting this, the pace of the recovery has become more uncertain
- Australia is experiencing a large contraction in economic growth but is still expected to perform relatively well by international standards. The RBA expects GDP growth to contract by 6% in 2020 compared to the 2.3% growth forecast in December 2019, and the 2.2% growth recorded in 2019. Most of the fall in output is likely to have been concentrated the June quarter, and there have been signs of a solid recovery in consumer spending recently. However, the significant COVID-19 outbreak in Melbourne and move to stage four restrictions there, are expected to have a material adverse impact on growth in Victoria, with flow on effects to the rest of Australia.
- Reflecting the ongoing uncertainty surrounding the outlook, the Federal Government has extended the JobKeeper wage subsidy program for another six months until the end of March 2021 (although it will begin taper payments from the end of September), and the JobSeeker supplement until at least the end of December 2020 (also at a reduced rate).
- In September 2020, the RBA kept its policy settings unchanged, holding the cash rate at 0.25% and 3-year Australian Government bond yield targets at 25 basis points.
- In June 2020 the Federal Government announced its “Homebuilder” Scheme, which to provide eligible Australians \$25,000 to build or substantially renovate their homes, in an effort to boost demand in the construction sector. The scheme will not apply to investment properties or owners who intend on building or renovating on their own without the help of builders. New builds will be capped at \$750,000, while renovations can cost anywhere between \$150,000 and \$750,000, but will only be subsidised if the house being altered is valued at less than \$1.5 million. The grants are available until the end of 2020, and together with the \$15,000 first home buyers grant in SA, it could provide up to \$40,000 in grants toward new home development for individual owner occupiers in SA.
- Australia’s Gross Domestic Product has decreased -7.0% (seasonally adjusted) in the June quarter of 2020, resulting in an annual decrease of -6.3%. This is, by a wide margin, the largest fall in quarterly GDP since records began in 1959. This follows a fall of 0.3% in the March quarter 2020. The combined effect of the pandemic and the community and government responses to it led to movements of unprecedented size.
- The Australian unemployment rate (seasonally adjusted) has increased by 0.1% to 7.5% in July 2020. Historically, from 1978 until 2015, the Australian unemployment rate averaged approximately 7.0%, reaching an all-time high of 10.9% in December 1992 and a record low of 4.0% in February 2008.
- The Consumer Price Index for Australia (All Groups) fell -1.9% in the June quarter of 2020, resulting a decreased in annual CPI of -0.3%.

- Commodity prices have increased marginally since 2016, after a substantial decline between 2011 to 2016. Preliminary estimates for August indicate that the index increased by 0.5 per cent (on a monthly average basis) in SDR terms, after increasing by 0.1 per cent in July (revised). The non rural and base metals sub-indices increased in the month, while the rural sub-index decreased. In Australian dollar terms, the index decreased by 0.4 per cent in August. Over the past year, the index has decreased by 9.2 per cent in SDR terms, led by lower coal and LNG prices. The index has decreased by 12.2 per cent in Australian dollar terms.

South Australian Overview

- In response to the economic impact, the South Australia Government has announced two stimulus packages to date, bringing the state's total economic response to \$1 billion. The largest of which is the \$650 million jobs rescue package.
- The \$650 million jobs rescue package includes a \$300 million business and jobs support fund, \$250 million community and jobs support fund, payroll tax relief and land tax relief.
- South Australian State Final Demand (SFD) fell by -5.8% during the June quarter 2020, resulting in an annual decreased of -6.7%.
- The South Australian unemployment rate (seasonally adjusted) has decreased by 0.9% to 7.9% in July 2020.
- The Consumer Price Index for Adelaide (All Groups) decreased by -1.0% in the June quarter of 2020, providing an annual CPI increase of 0.8%.
- As part of the South Australian 2019/20 Budget, the South Australian Government announced that it would introduce a new 'aggregation model' for calculation of land tax effective from 1 July 2020. After months of lobbying, land tax reform has finally been legislated. The outcome for the majority of property owners appears to be more favourable than what was initially proposed.
- The Valuer-General has been put on hold for a year due to the unprecedented turmoil caused by the coronavirus outbreak and the state's bushfires. Land tax, council rates, water rates and emergency service levy are all calculated based on the site/capital value issued by the Valuer General.
- After a three-year phase-out from December 2015, Stamp Duty on commercial property transactions was abolished on 1 July 2018.
- "Ten Gigabit Adelaide", a high-speed fibre optic data network is being rolled out to commercial buildings across the City of Adelaide. The Adelaide City Council has partnered with TPG Telecom to deliver Ten Gigabit Adelaide. The network will include approximately 1,000 selected buildings within the CBD and North Adelaide.
- Over the past decade, approximately \$3.6 billion has been invested in the north-western portion of the Adelaide CBD; development includes the new Royal Adelaide Hospital, SAHMRI Building, University of Adelaide Health and Medical Sciences Building, and the University of South Australia Health Innovation Building, transforming the north-western portion of the Adelaide CBD into a health and biomedical precinct. In addition, the new \$500 million SAHMRI 2 development has started and is expected to completed by late 2023. SAHMRI 2 will house Australia's first proton therapy unit.

3.1 Sales Evidence

1.	Property:	274 Findon Road, Findon SA 5023
	Date of Sale:	May 2020
	Price:	\$650,000 (excluding GST)
	Site Area:	691m ²
	Zoning:	Residential
	Gross Lettable Area:	247m ²
	Rate/m ² of Building:	\$2,632/m ²
	Rate/m ² of Site:	\$941/m ²
	Improvements:	The property comprises an office/showroom/warehouse of masonry wall construction. The office/showroom (162m ²) is open plan in design and comprises partitioned offices/rooms, kitchenette and toilet amenities. The warehouse (85m ²) has been divided into two sections and has an internal height clearance ranging from 3.9m to 5.2m. The balance of the site includes bitumen sealed handstand together with on-site car parking.
	Lease Details:	Sold with vacant possession.
	Further Comments	The property sold after a marketing campaign by JLL.
2.	Property:	220-222 Grange Road, FLINDERS PARK
	Date of Sale:	November 2019
	Sale Price:	\$1,269,000 (excluding GST)
	Site Area:	1,478 m ²
	Zoning:	Mixed Use
	Gross Building Area:	608 m ²
	Rate/m ² of building:	\$2,087/m ²
	Rate/m ² of site:	\$859/m ²
	Improvements:	The comprises a circa 1920's built former bungalow dwelling, which has been converted and extended with various additions, up to circa 1980's for use as an office/warehouse. The office (297m ²) is open plan and comprises a retail/reception area, partitioned offices/rooms, storage area and toilet amenities. Warehouse 1 (102m ²) is clear span in design and has an internal height clearance of approximately 2.9 to 3.2 metres. Warehouse 2 (209m ²) wraps around warehouse 1 in an 'L' shaped configuration and is clear span in design with an internal height clearance of approximately 3.7 to 4.6 metres. The balance of the site provides concrete sealed hardstand and on-site car parking for approximately 10 vehicles.

	Lease Details:	We note that the purchasers have agreed to allow the vendors to occupy a portion of the property from 1st January 2020 until 31st December 2020 agreed upon by both the purchase and the existing Lessee (the vendor). For the licence period commencing January 2020 until 31st March 2020, the Lessee will occupy the eastern office, warehouse 1 and 2 and five (5) car parks for \$2,000 per month gross (excluding GST). For the licence period commencing 1st April 2020 until 31st December 2020, the Lessee will occupy the eastern office and five (5) car parks for \$1,250 per month gross (excluding GST).
	Sales Comments:	The property was purchased by an owner occupier.
3.	Property:	158 Grange Road, FLINDERS PARK
	Date of Sale:	September 2019
	Sale Price:	\$650,000 (excluding GST)
	Site Area:	843 m ²
	Zoning:	Mixed Use
	Gross Building Area:	167 m ²
	Rate/m ² of building:	\$3,892/m ²
	Rate/m ² of site:	\$771/m ²
	Improvements:	The property comprises a circa 1956 built single storey dwelling of stone façade and tile roof construction. Internal configuration comprises six (6) main rooms, kitchen/dining, bathroom and laundry amenities. Ancillary improvements include an attached front carport, triple length carport, small rear verandah, detached rear garage, garden shed and basic yards. The improvements present to a basic standard. The property is of 'Mixed Use' zoning and surrounded by commercial land uses.
	Lease Details:	The property sold with vacant possession.
	Sales Comments:	The property sold after approximately 6 months on the market.
4.	Property:	186 Grange Road, FLINDERS PARK
	Date of Sale:	June 2019
	Sale Price:	\$760,000 (excluding GST)
	Site Area:	832 m ²
	Zoning:	Local Centre
	Gross Building Area:	208 m ²
	Rate/m ² of building:	\$3,654/m ²
	Rate/m ² of site:	\$914/m ²
	Improvements:	The property comprises a circa 1971 single storey commercial building, currently utilised as office accommodation. Internal configuration comprises an open plan entry/reception area, three (3) partitioned offices, open plan office area, two (2) store rooms, staffroom and two (2) powder rooms. The improvements present to a dated standard internally. To the rear is a garage (approximately 50m ²), together with concrete sealed hardstand, providing on-site car parking for approximately 20 vehicles.

	Lease Details:	The property sold fully leased to a single tenant, expiring 10 th October 2020. Passing rent is advised at approximately \$34,000 p.a. net with rent adjusted by CPI annually. Further details are unknown. Initial yield reflects 4.47%.
	Sales Comments:	The property sold after approximately 2.5 months on the market.
5.	Property:	184 Grange Road, FLINDERS PARK
	Date of Sale:	April 2019
	Sale Price:	\$927,000 (excluding GST)
	Site Area:	828 m ²
	Zoning:	Local Centre
	Gross Building Area:	300 m ²
	Rate/m ² of building:	\$3,090/m ²
	Rate/m ² of site:	\$1,120/m ²
	Improvements:	The property comprises a circa 1980's built single storey commercial building, currently utilised as office accommodation and divided into two (2) separate tenancies. The property has been previously updated internally and presents to a reasonable standard. Internal configuration comprises an entrance foyer/reception area, seven (7) partitioned offices, open plan office area, staffroom, boardroom, storage room, server room and vault, together with two (2) powder rooms. The property has secondary frontage to Franklin Avenue, from which the rear car park is accessed.
	Lease Details:	The property sold partially leased, with the lease expiring 31 st December 2020 with a passing net rent of circa \$29,000 p.a. with annual CPI adjustments. Further details are unknown.
	Sales Comments:	The property sold after approximately one (1) month on the market.
6.	Property:	242 Grange Road, FLINDERS PARK
	Date of Sale:	October 2018
	Sale Price:	\$911,000 (excluding GST)
	Site Area:	889 m ²
	Zoning:	Mixed Use
	Gross Building Area:	475 m ²
	Rate/m ² of building:	\$1,918/m ²
	Rate/m ² of site:	\$1,025/m ²
	Improvements:	The property comprises an office/warehouse of brick construction. The office (120m ²) comprises a mixture of partitioned and open plan accommodation. The warehouse (355m ²) has multiple columns together with an internal height clearance of approximately 3.4 metres to 3.6 metres. There is also a mezzanine (46m ²) situated in the warehouse and has been excluded from the GBA. The balance of the site includes concreted sealed hardstand together with car parking.
	Lease Details:	Sold with vacant possession.
	Sales Comments:	The property sold following an auction campaign.

7.	Property:	298A Grange Road, FLINDERS PARK
	Date of Sale:	September 2018
	Sale Price:	\$534,000 (excluding GST)
	Site Area:	415 m ²
	Zoning:	Mixed Use
	Gross Building Area:	253 m ²
	Rate/m ² of building:	\$2,111/m ²
	Rate/m ² of site:	\$1,257/m ²
	Improvements:	The property comprises a circa 1969 built semi-detached Community Titled office/warehouse. The office/amenities (55m ²) comprises a front office/reception, rear open plan office area, kitchenette and two (2) powder rooms, all of which present to a dated standard. The warehouse (198m ²) is clearspan in design, with low internal height clearance (approximately 2.8 to 3.4 metres). The warehouse is accessed via a front and rear roller door (approximately 2.9 metres wide by 2.6 metres high). There is a small private unsealed yard to the rear. To the front is a concrete sealed hardstand area with onsite car parking for approximately three (3) vehicles.
	Lease Details:	Sold with vacant possession.
	Sales Comments:	The property sold via Dimitrak Real Estate.
8.	Property:	230 Grange Road, FLINDERS PARK
	Date of Sale:	August 2018
	Sale Price:	\$1,280,000 (excluding GST)
	Site Area:	1,783 m ²
	Zoning:	Mixed Use
	Gross Building Area:	815 m ²
	Rate/m ² of building:	\$1,571/m ²
	Rate/m ² of site:	\$718/m ²
	Improvements:	The property comprises an office/showroom together with two adjoining warehouses of rendered brick and besser block construction. The office/showroom/amenities (240m ²) comprises a mixture of partitioned and open plan accommodation. Warehouse 1 (212m ²) is clear span in design and comprises a number of internal partitioned offices together with a mezzanine (79m ²). Warehouse 2 (141m ²) is clear span in design and comprises a workshop and a spray booth. We note that the mezzanine has been excluded in the GBA. The balance of the site includes bitumen sealed hardstand together with car parking.
	Lease Details:	Sold with vacant possession.
	Sales Comments:	The property sold following an EOI campaign.
9.	Property:	130 Grange Road, ALLENBY GARDENS
	Date of Sale:	August 2018
	Sale Price:	\$585,000 (excluding GST)
	Site Area:	542 m ²
	Zoning:	Mixed Use

	Gross Building Area:	313 m ²
	Rate/m ² of building:	\$1,869/m ²
	Rate/m ² of site:	\$1,079/m ²
	Improvements:	The property comprises a 1981 built attached office/warehouse of brick/concrete block wall construction, with on-site car parking for seven (7) vehicles. The office (63m ²) is open plan in design with updated kitchenette, split system air conditioner and carpet tile squares. Internal to the warehouse are male and female toilet amenities. The warehouse (250m ²) is clear span in design with an internal height clearance of approximately 5 to 6 metres and is accessed via a front roller door.
	Lease Details:	Sold with vacant possession.
	Sales Comments:	Sold after approximately three (3) months on the market.
10.	Property:	179 Grange Road, FINDON
	Date of Sale:	April 2018
	Sale Price:	\$792,000 (excluding GST)
	Site Area:	696 m ²
	Zoning:	Local Centre
	Gross Building Area:	245 m ²
	Rate/m ² of building:	\$3,233/m ²
	Rate/m ² of site:	\$1,138/m ²
	Improvements:	The property comprises a circa 1978 built single storey commercial building of brick wall construction, which has most recently been utilised as a bakery. The improvements have been updated to a good standard and comprise an open plan retail area, multiple partitioned offices, commercial kitchen and rear storage and food preparation areas. To the rear is a bitumen sealed car park with on-site parking for approximately 10 vehicles.
	Lease Details:	Sold with vacant possession.
	Sales Comments:	Sold after approximately three (3) months on the market.

3.2 Transaction History

50% of the property was transferred in June 2019 for \$200,000. Prior to this the property was purchased in July 2012 for \$620,000. No details of this sale are known.

4 Financial Summary

4.1 Occupancy Details

The subject property is currently owner occupied, we note that there is an internal lease, five (5) years commencing July 2019, with a commencing net rental of \$20,000 per annum (plus GST). This is considered to be well below market parameters. This lease is not considered to be at arms length and therefore we have assessed the property on a vacant possession basis.

4.2 Statutory Valuation Assessments

Relevant Date	Valuation Date - 1 January 2020; issued at 1 July 2020	
Site Value	\$395,000	(\$601/m ² of Site Area)
Capital Value	\$560,000	(\$2,605/m ² of Lettable Area)

4.3 Outgoings

In accordance with the above statutory assessments, we have estimated the following statutory and insurance outgoings for the current financial year as outlined below:

Outgoings	KFV Assessment	
Statutory	per annum	per annum
Council Rates	\$1,763	\$8/m ²
Water Rates	\$865	\$4/m ²
Land Tax	\$0	-
Emerg. Services Levy	\$773	\$4/m ²
Total Statutory	\$3,401	\$16/m²
Insurance (estimate)	\$1,500	\$7/m ²
Total Statutory & Insurance (estimate)	\$4,901	\$23/m²

5 Goods and Services Tax (GST)

<p>Important Notice</p>	<p>The GST became law on 8 July 1999 and commenced operation on 1 July 2000. From this time, rental payments for non-residential leases generally became subject to GST. The sale of non-residential property may also be subject to GST, the amount of tax payable being dependent on the tax status of the parties, available input tax credits and the operation of the Margin Scheme.</p> <p>Our valuation of this property has been prepared on a GST exclusive basis with no provision for the payment of GST by the supplier (vendor) on the hypothetical sale of this property as at the date of this valuation. <i>GST is an important and complex issue and we strongly recommend that you consult a duly qualified tax expert to ensure that your financial interest in this property is not compromised.</i></p> <p>All sales and rental evidence, valuation calculations and assessments contained herein are on a GST exclusive basis.</p>
<p>Transfer with Vacant Possession</p>	<p>If the subject property was to be sold with vacant possession, we consider GST would be payable upon transfer assuming the vendor is registered for GST purposes. The purchaser would be liable for an additional 10% of the purchase price. The vendor will then remit 1/11th of the GST inclusive sale price to the ATO and the purchaser would be entitled to a full input tax credit on the amount of GST paid.</p>

6 Valuation Rationale

6.1 Valuation Methodology

Valuation Methodology	Direct Comparison Approach
------------------------------	----------------------------

In completing our valuation assessment, we have adopted the Direct Comparison approach. Generally speaking, a second check valuation approach is preferred by the API and RICS as good valuation practice, however, in this instance, there is insufficient information to conduct a residual approach that would be of any merit and as such a second approach is not appropriate in this instance.

6.2 Direct Comparison Approach

This approach identifies comparable sales on a dollar rate per square metre of lettable or site area basis and compares the equivalent rates to the subject to establish the property's market value.

Having regard to the nature and condition of the subject improvements, we have undertaken our analysis on a direct comparison of gross building area (GBA). We reiterate the sales evidence listed herein in table form as follows:

Property Address	Sale Date	Sale Price	GLA (m ²)	Site Area	Rate/m ² GLA	Rate/m ² ISA*	Site Coverage
274 Findon Road, Findon	May-20	\$650,000	247m ²	691m ²	\$2,632/m ²	\$941/m ²	36%
220-222 Grange Road, Flinders Park	Nov-19	\$1,269,000	608m ²	1,478m ²	\$2,087/m ²	\$859/m ²	41%
158 Grange Road, FLINDERS PARK	Sep-19	\$650,000	167m ²	843m ²	\$3,892/m ²	\$771/m ²	20%
186 Grange Road, FLINDERS PARK	Jun-19	\$760,000	208m ²	832m ²	\$3,654/m ²	\$913/m ²	25%
184 Grange Road, FLINDERS PARK	Apr-19	\$927,000	300m ²	828m ²	\$3,090/m ²	\$1,120/m ²	36%
242 Grange Road, FLINDERS PARK	Oct-18	\$911,000	475m ²	889m ²	\$1,918/m ²	\$1,025/m ²	53%
230 Grange Road, FLINDERS PARK	Aug-18	\$1,280,000	815m ²	1,783m ²	\$1,571/m ²	\$718/m ²	46%
130 Grange Road, ALLENBY GARDENS	Aug-18	\$585,000	313m ²	542m ²	\$1,869/m ²	\$1,079/m ²	58%
179 Grange Road, FINDON	Apr-18	\$792,000	245m ²	696m ²	\$3,233/m ²	\$1,138/m ²	35%

ANALYSIS:

ISA* = Improved Site Area

U/C* = Under Contract - Subject to Confirmation

SC* = Site Coverage

Low (\$/m²)	\$1,571/m²	\$718/m²
High (\$/m²)	\$3,892/m²	\$1,138/m²

The sales evidence herein reflect a range on a rate per square metre of GLA of between \$1,571/m² and \$3,892/m². A wide range was anticipated due to the variety of sales analysed.

The low end of the range was achieved for 230 Grange Road, Flinders Park, being a larger sized, circa 1980's built showroom/office with adjoining warehouses, sited to a far larger sized allotment. The subject property presents to a superior standard and is 100% office with no warehouse accommodation. Overall, we consider a higher rate, however resulting in a lower quantum value is appropriate for the subject property.

The upper end of the range was achieved for 158 Grange Road, Flinders Park, being a smaller sized residential dwelling, sited to a larger allotment, with similar Mixed Use zoning. Overall we consider a lower rate to be appropriate to adopt for the subject property, and an overall lower quantum value, given the difference in land size.

We also make note of the most recent sale of 274 Findon Road, Findon (\$2,632/m² of GLA), which comprises a larger commercial office/showroom/warehouse, situated to a slightly larger allotment in a broadly comparable location. Given the subject property is 100% office, we consider a higher rate to be appropriate to adopt for the subject property.

Having regard to the sales evidence contained herein, together with the size, location, standard of the subject improvements, we consider a rate below that of the range contained herein, in the order of \$2,750/m² to \$2,850/m² of GBA as appropriate.

Our calculations are as follows:

Direct Comparison Approach		
GLA	Rate/m ² of GLA	Market Value
215m ² @	\$2,750/m ²	\$591,250
215m² @	\$2,800/m²	\$602,000
215m ² @	\$2,850/m ²	\$612,750

Adopting the midpoint of \$2,800/m² of GLA equates to a rounded market value of \$600,000 (Excluding GST) for the primary and sole approach of Direct Comparison.

This valuation has been prepared on a GST exclusive basis, with no provision for the payment of GST by the supplier (vendor) on the hypothetical sale of this property, as at the date of this valuation.

6.3 COVID -19 Commentary

The recent outbreak of the global Coronavirus (COVID-19) is causing heightened uncertainty in both local and global market conditions, which could have a significant impact on property markets. Small businesses and corporations are facing cash flow risk over the coming months due to disruption to business supply chains and shutdowns. Sharp declines have been seen in sharemarkets globally, including Australia. The initial threat to Australian tourism, the education sector and retailers, has quickly broadened to the entire economy and there is a looming threat of recession.

It will take time for the empirical data to be available to more accurately measure the overall impact. Whilst history indicates that some equilibrium can be expected to return to the market once the crisis has passed, it will take time to absorb the various issues. As a result, there is less certainty with regard to valuations in the current market conditions.

This crisis may lead to a material impact upon real estate values in the region however the effects are currently unknown and will largely depend on both the scale and longevity of the outbreak. As such, there remain downside risks for property values over the short to medium term. The situation is volatile and circumstances have deteriorated quickly. We recommend investors and lenders in particular exercise a higher degree of caution and closely monitor market conditions as well as seek property advice and valuation updates on a regular basis.

7 Valuation Certification

Acting under instructions from Mr. Andrew Brazzale, Brazzale Group, Knight Frank Valuation & Advisory South Australia has undertaken a valuation of 216 Grange Road, Flinders Park SA. We confirm that we have inspected the property as described herein and have prepared this report.

Subject to the overriding stipulations contained within the body of this report, we are of the opinion that the market value of the subject property assuming a sale of the unencumbered freehold interest with vacant possession, as at the 18th September 2020, for Superannuation Fund Reporting Purposes was:

\$600,000 (excluding GST)

(Six Hundred Thousand Dollars (excluding GST))

This certificate of valuation forms part of, and should not be used or read independently from, the complete report.



TOM WALKER
BBus (Property) AAPI 64426
Associate, Certified Practising Valuer
Property Inspected: Yes



ARLEN ROSENZWEIG
BBus (Property) AAPI 80561
Certified Practising Valuer
Property Inspected: No
Counter-sign only for peer review

Knight Frank Valuation & Advisory South Australia

The counter-signatory verifies that this report is genuine, and issued and endorsed by Valuations Services (SA) Pty Ltd trading as Knight Frank Valuation & Advisory South Australia. The opinion of the value expressed in this report, however, has been arrived at by the prime signatory acting as the valuer in accordance with instructions given.

Disclaimer – Important Notice to Third Parties

This report is prepared for the private and confidential use of the reliance party/parties named in Section 1.1 of this report, and only for the purpose outlined in Section 1.1. It should not be relied on by the nominated party/parties for any other purpose and should not be reproduced in whole or part for any other purpose without the express written consent of Knight Frank Valuation & Advisory South Australia. Any party that is not named as a reliance party/parties may not rely on this report for any purpose and should obtain their own valuation before acting in any way in respect of the subject property.

Liability limited by a scheme approved under Professional Standards Legislation.

Appendices

Letter of Instruction

Copy of Certificate of Title

Zoning Regulations

Qualifications

LETTER OF INSTRUCTION

COPY OF CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5563 Folio 935

Parent Title(s) CT 5284/934
Creating Dealing(s) RTC 8484483
Title Issued 11/08/1998 Edition 10 Edition Issued 09/07/2019

Estate Type

FEE SIMPLE

Registered Proprietor

AMBRA INVESTMENTS PTY. LTD. (ACN: 007 606 279)
OF 216 GRANGE ROAD FLINDERS PARK SA 5025
1 / 2 SHARE

216 GRANGE ROAD PTY. LTD. (ACN: 633 091 004)
OF 216 GRANGE ROAD FLINDERS PARK SA 5025
1 / 2 SHARE

Description of Land

ALLOTMENT 2 DEPOSITED PLAN 49752
IN THE AREA NAMED FLINDERS PARK
HUNDRED OF YATALA

Easements

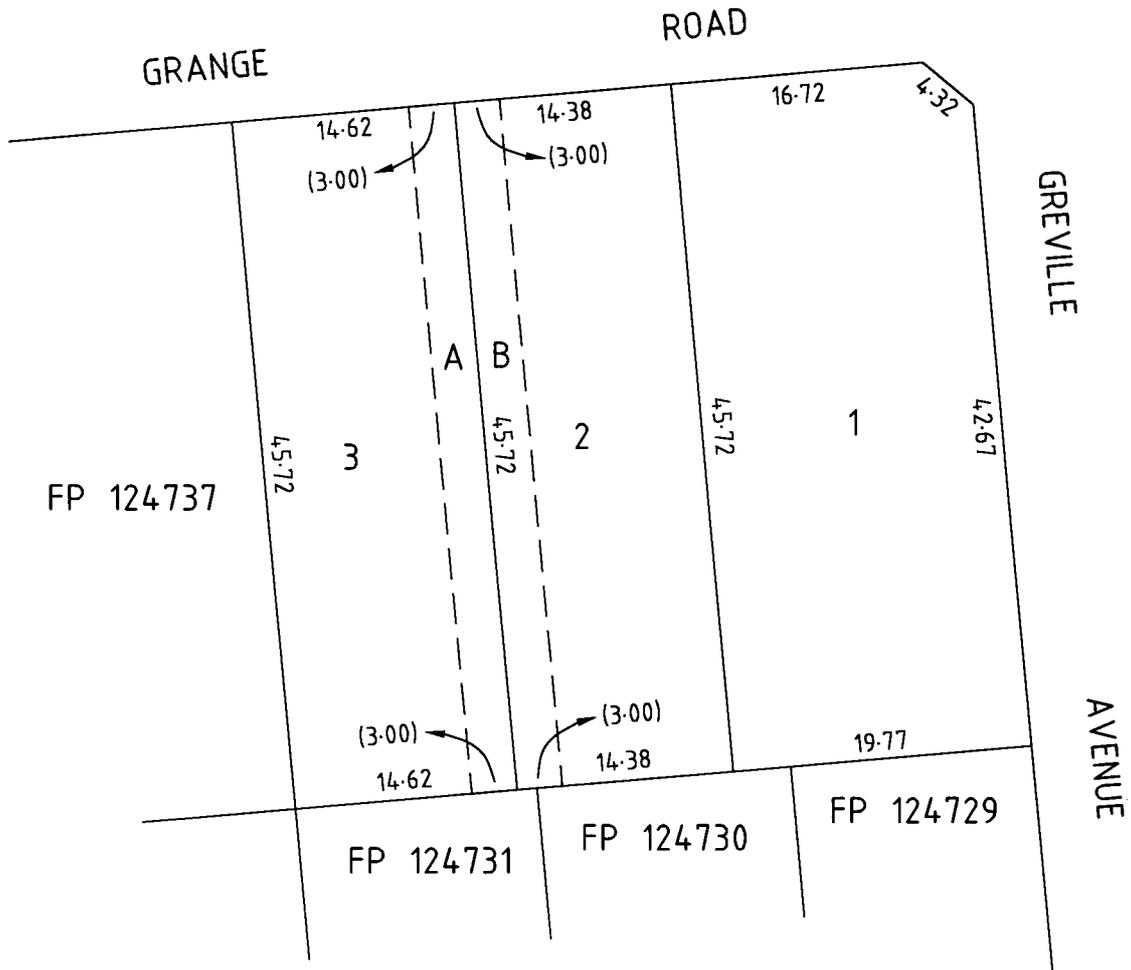
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

NIL

Notations

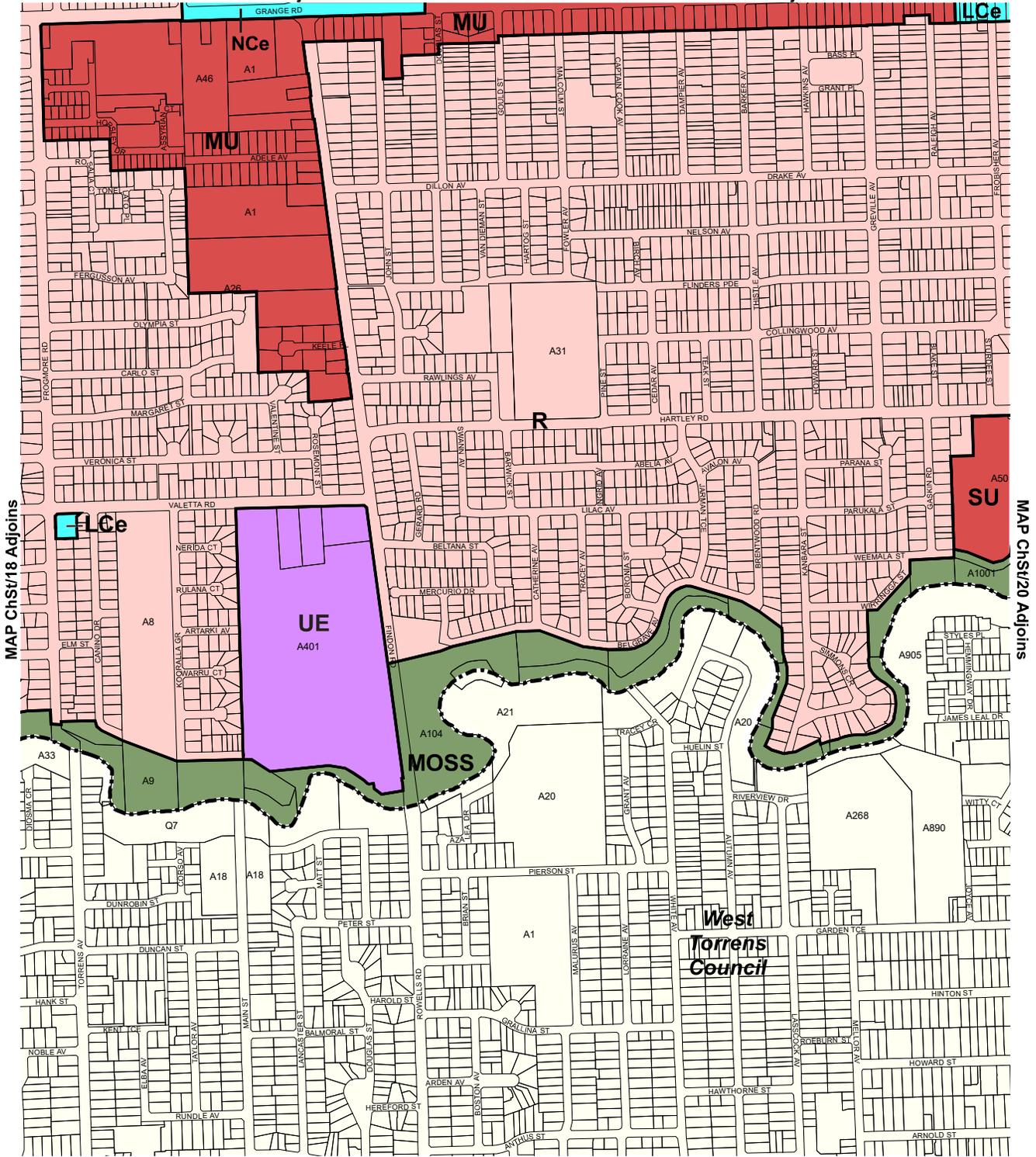
Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



ZONING REGULATIONS

MAP ChSt/13 Adjoins

MAP ChSt/14 Adjoins

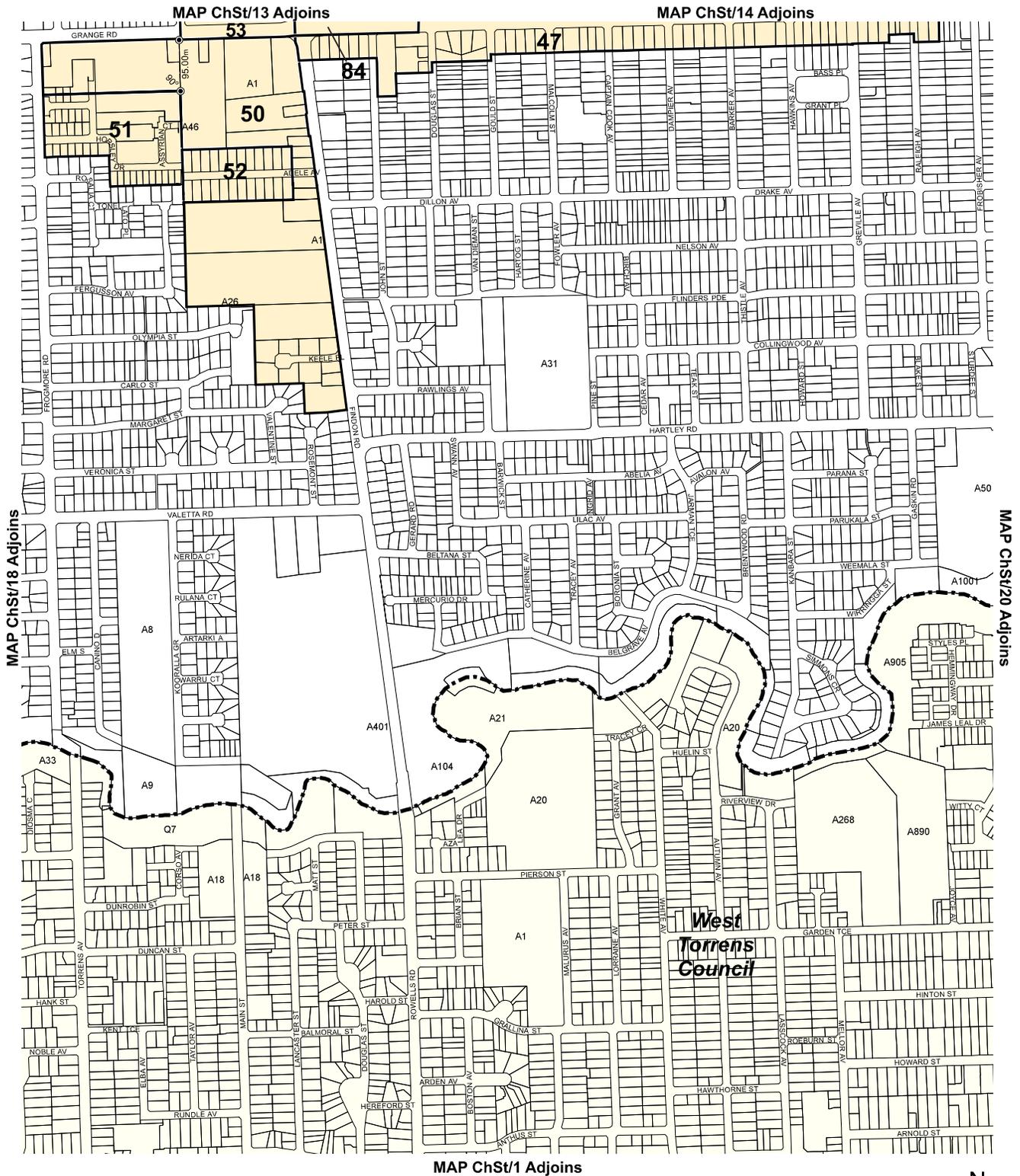


Lamberts Conformal Conic Projection, GDA94

- Zones**
- LCe** Local Centre
 - MOSS** Metropolitan Open Space System
 - MU** Mixed Use
 - NCe** Neighbourhood Centre
 - R** Residential
 - SU** Special Use
 - UE** Urban Employment
 - Zone Boundary**
 - Development Plan Boundary**



Zone Map ChSt/19



Lamberts Conformal Conic Projection, GDA94

- Precinct**
- 47 Mixed Use
 - 50 Village Employment and Living
 - 51 Village Living Medium
 - 52 Village Living Low
 - 53 Retail Core Findon
 - 84 Findon Centre East



Precinct Map ChSt/19

- Precinct Boundary
- Development Plan Boundary

Mixed Use Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

OBJECTIVES

- 1 A functional and diverse zone accommodating a mix of commercial, community, light industrial, medium density residential, office, and small-scale shop land uses.
- 2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.
- 3 Development that does not impact on the amenity of adjacent land in residential or similarly environmentally sensitive zones.
- 4 Development which provides for the future re-alignment of Holbrooks Road, Kilkenny Road, David Terrace and Torrens Road.
- 5 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A range of land uses are envisaged in the zone including service uses, offices, commercial, motor trade, wholesaling, showrooms and medium density residential development. It is envisaged that the area will also accommodate a variety of low impact industrial activities that do not create any appreciable nuisance and that have minimal off-site impacts, such as noise, air, waste and waste emissions, traffic generation and movement. Activities with minimal detrimental impacts on the amenity of properties in residential or similar environmentally sensitive zones are appropriate.

External walls of a building, structure or any addition or alteration principally composed of masonry, rendered masonry, brick, stone, concrete block, timber, painted/patterned cement fibre sheeting or glass or similar materials with high quality finishes on facades on a primary street frontage are desirable.

It is appropriate for offices to be located to the street frontage of a site and constructed principally of masonry, rendered materials, painted concrete tilt slabs and glass or other similar materials with high quality finishes.

Arterial road corners will be defined with the primary orientation of development provided to the arterial road. Development on arterial corners located close to or on the arterial road boundary and following the alignment of the arterial road boundaries around the corner is desirable.

Buildings of large mass and bulk with long lengths of solid walling are not appropriate on the zone boundary and will be avoided through articulation and innovative design.

It is envisaged that a landscaped area 3 metres wide along boundaries with any road or reserve will be provided in non-residential developments, subject to the required setback for any building being in accordance with the setback principles or as required in the relevant policy area. Where a dwelling is converted to non-residential use, the area between the dwelling and the road will require landscaping.

In order to protect the amenity of adjoining zones a landscaped area two metres wide at the rear and/or side of the site where it adjoins a zone will be established as part of non-residential development. Where a building is not located on the zone boundary, it is envisaged that the appearance of the development from the adjoining zone in the intervening area will be enhanced through appropriate tree planting.

Where buildings are developed with minimal or no setback, the use of indented landscaping or intensive landscape strips is envisaged.

In order to enhance the appearance of development as seen from the street and public places landscaping will incorporate the planting of trees.

The erection of open ornamental or decorative fences, other than wire mesh, at the street frontage of a site is appropriate as part of development. Fences to public roads, including black or dark green plastic coated wire mesh, as long as set back to the building line or behind landscaped areas, are also appropriate.

Where buildings are built within three metres of the street frontage, visual definition and a hard edge to the street boundary will be achieved through the appropriate design and materials of fences to street frontages.

Precinct 47 Mixed Use

This precinct is characterised by a commercial character with a large number of business, motor trade and showroom premises and a number of industrial activities. Single houses remain interspersed throughout the area. The precinct is a focus for commercial, vehicle and business activities.

Much of the precinct fronts arterial roads, such as Grange, Port and Torrens Roads. Consequently, it is important to establish a well designed character and form that enhances the attractiveness of these roads. Some parts of the area are of a high quality and well landscaped nature whilst other areas are of a disparate character, requiring more attention to built form, design, siting and landscaping to improve the areas amenity. Interface issues, such as noise, arise due to the proximity of housing.

This precinct will be further developed as a mixed use area of commercial and medium density residential activities. Two storey housing is desirable and should be designed for arterial road conditions. Mixed use housing developments is encouraged. Higher impact uses such as crash repairers and manufacturing should be restricted. High traffic generating uses are inappropriate.

The enhancement of the area through high quality buildings with extensive landscaping and upgrading of existing lower quality buildings is supported. Conversion of existing houses to commercial use will be required to maintain landscaped front gardens. Car parking at the side or rear of the premises and buffered by screen planting from adjacent housing is generally appropriate. It is desirable to integrate rear parking areas between adjoining sites. Consolidation of former housing allotments is desirable and the rationalisation of signage is encouraged.

Proximity of the area to adjoining residential areas necessitates careful design to minimise impact on residential amenity and careful consideration of appropriate uses. It will be necessary to buffer adjacent housing by screen plantings or masonry walls on rear boundaries. Site amalgamations are very desirable and it will be inappropriate to allow any vehicles to back onto arterial roads.

Land fronting Fourth Avenue Cheltenham, excluding existing lawfully operating commercial land uses, will comprise residential development with a frontage to Fourth Avenue, with small scale, low impact commercial land uses located to the rear of dwellings. Residential buildings designed to reinforce the established residential character of Fourth Avenue are supported.

Precinct 48 Hindmarsh Place

This precinct comprises a very old part of Hindmarsh, which forms part of the Historic Conservation Area shown on *Overlay Maps – Heritage*, and which contains a number of important older buildings of high integrity, including two Victorian church complexes. The precinct also accommodates attached and detached cottages. The precinct adjoins the Hindmarsh Stadium, an important present day cultural facility, as well as a number of historic premises, such as the former fire station, former Christian Chapel and former municipal hall. An early hotel, cottages and brewery adjoin in Chapel Street and add to the historic character of this area.

The predominant character is that of the 1870-1910 period characterised by walls constructed of bluestone and red brick, hipped and gable roofs and corrugated iron roofing. The area is adjoined by more recent development.

This precinct should retain heritage listed buildings with complementary new buildings or structures sited and designed to maintain the strong urban character, reflective of the character of contributory and heritage places. Substantial masonry and iron fences and gates which screen car parking areas are encouraged to

re-establish a sense of enclosure to the streets. Two storey buildings with high solid to void content set off by extensive landscaping are encouraged. Car parking is appropriate if properly designed into an integrated streetscape.

This policy area will be further developed as a mixed use area of commercial and medium density residential activities. Ancillary uses related to the Hindmarsh Stadium are appropriate.

Visual definition to the street boundary will be achieved through the appropriate design and materials of fences to street frontages that are sympathetic to the historic character.

Precinct 49 South Road

This precinct, which forms part of the Historic Conservation Area shown on *Overlay Maps – Heritage*, comprises a number of older buildings of high integrity, including a former church, a hall and a nursing home, as well as a number of character dwellings. The policy area adjoins an area of character housing dating from the 1890's to late 1910's in West Hindmarsh to the east.

This precinct should retain existing contributory buildings with complementary new buildings or structures sited and designed to maintain the strong urban character. Car parking areas designed behind substantial masonry and iron fences and gates will establish a sense of enclosure to South Road. Two storey buildings with high solid to void content set off by extensive landscaping are encouraged. Car parking is appropriate if properly designed into an integrated streetscape. Proximity of the area to adjoining residential areas necessitates careful design to minimise impact on residential amenity and careful consideration of appropriate uses.

This precinct should be further developed as a mixed use area of commercial and medium density residential activities. Two storey housing is desirable and should be designed for arterial road conditions. Mixed use housing developments is encouraged. Higher impact uses such as crash repairers and manufacturing and high traffic generating uses are inappropriate.

Visual definition to the street boundary will be achieved through the appropriate design and materials of fences to street frontages that are sympathetic to the historic character.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

- 1 The following forms of development are envisaged in the zone:
 - community facility
 - consulting room
 - detached dwelling
 - institutional facility
 - light industry
 - low traffic generating uses
 - medium density housing
 - motor repair station
 - office
 - service trade premises
 - semi-detached dwelling
 - shop or group of shops where the gross leasable area is less than 250 square metres
 - warehouse.
- 2 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

- 3 Development should not be undertaken unless it is consistent with the desired character for the zone

- 4 The bulk and scale of development should be compatible with adjoining land uses.
- 5 Car parking areas should be provided at the rear or side of premises.
- 6 Direct pedestrian access to public buildings should be provided from rear or side parking areas.
- 7 Advertisements and advertising hoardings should not include any of the following:
 - (a) flashing or animated signs
 - (b) bunting, streamers, flags, or wind vanes
 - (c) roof-mounted advertisements projected above the roofline
 - (d) parapet-mounted advertisements projecting above the top of the parapet
 - (e) freestanding sign/sign trees greater than 6 metres in height.
- 8 Buildings and structures should not exceed 60 per cent site coverage with flexibility in the distribution of site coverage where multiple sites are involved.
- 9 Buildings should be setback from a primary road frontage the same distance as one or the other of the adjoining buildings or the average of the setbacks of the adjoining buildings, unless otherwise specified in the relevant policy area.
- 10 Except where otherwise specified in a policy area, buildings should be setback at least 3 metres to a secondary road frontage; where adjoining buildings are closer than 3 metres, buildings should have a similar setback.
- 11 Where car park areas are between a building and a street, they should be setback a minimum of 3 metres from the street boundary with a landscape strip planted with trees and groundcovers incorporated within that setback, unless otherwise specified in the relevant policy area.
- 12 Development except housing should provide landscaping over 10 per cent of the site.
- 13 Landscaping should shade car parking areas with trees interspersed in between every third car park.
- 14 External walls constructed of metal clad pre-coloured or painted materials should comprise less than 50 per cent of the facade of the primary street frontage of buildings and structures.
- 15 Where the site of a non-residential building abuts the boundary of a site in a zone where residential development or sensitive land uses are envisaged or abuts land used for a school, hospital, or the like, building development should not intrude into a plane angled 31 degrees above the horizontal into the site, as measured from a point 3 metres above the boundary.

Land Division

- 16 Land division should ensure that new allotments do not have direct vehicular access to an arterial road, as shown on *Overlay Maps - Transport*, unless the allotment has a frontage of at least 25 metres.

PRECINCT SPECIFIC PROVISIONS

Refer to the [Map Reference Tables](#) for a list of the maps that relate to the following precincts.

Precinct 47 Mixed Use

- 17 Development should not be undertaken unless it is consistent with the desired character for the precinct.

18 No further vehicular access points should be provided for non-residential development off the following roads:

- (a) Albert Park - Lawton Street
- (b) Allenby Gardens- Charles Street
- (c) Cheltenham - Fourth Avenue
- (d) Croydon - Princes Street
- (e) Findon - Alice Street
- (f) Fulham Gardens - Webb Street
- (g) Kidman Park - Robe Street
- (h) Woodville – Bower Street.

Precinct 48 Hindmarsh Place

19 Development should not be undertaken unless it is consistent with the desired character for the precinct.

20 Buildings and structures should not exceed 8 metres in height.

Precinct 49 South Road

21 Development should not be undertaken unless it is consistent with the desired character for the precinct.

22 Buildings and structures should not exceed 8 metres in height.

QUALIFICATIONS

Qualifications

1. This report is prepared for the private and confidential use of our client Brazzale Group and only for Superannuation Fund Reporting Purposes. It should not be relied on by the nominated party/parties for any other purpose and should not be reproduced in whole or part for any other purpose without the express written consent of Valuations Services SA Pty Ltd trading as Knight Frank Valuation & Advisory South Australia ("Knight Frank Valuations"). Any party that is not named as a reliance party/parties may not rely on this report for any purpose and should obtain their own valuation before acting in any way in respect of the subject property.
2. **The valuation cannot be relied upon for first mortgage security purposes.**
3. The valuation specifically may not be relied upon by any party in connection with any Managed Investment Scheme (within the meaning of the Corporations Law) which:
 - a) Has as its prime or as a substantial purpose, the provision of tax benefits to investors; or
 - b) Is involved in any form of direct or indirect investment in primary production including "property used for primary production".
4. Unless otherwise stated, all valuation figures stated herein are net of GST, are on a before tax basis, are before acquisition and selling expenses, and do not reflect any withholding amounts or impact upon sale proceeds that may apply under foreign investor transaction legislation (including under mortgagee sale conditions).
5. Reliance on this report should only be taken upon sighting an original document received by the Reliant Party directly from Knight Frank or through a Panel Management System authorised by the client, and has been signed by the valuer and countersigned by a senior executive of Knight Frank Valuations.

The counter-signatory verifies that this report is genuine and issued and endorsed by Knight Frank Valuations. The opinion of value expressed in this report, however, has been arrived at by the prime signatory acting as the valuer. Please note that Arlen Rosenzweig has not inspected the subject property, and counter-signs this report only as part of the peer review process.
6. 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 of time (including as a result of general market movements and factors specific to the particular property). We do not accept responsibility or 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 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 an effect on the valuation.
7. In accordance with industry guidelines and requirements, Knight Frank Valuations cannot assign or confirm the original or initial valuation after the expiration of ninety (90) days from the date of valuation. Any written assignment of the valuation by Knight Frank Valuations within this ninety (90) day period is required to contain a statement that the valuer has not re-inspected the property nor undertaken further investigations or analysis since the original/initial valuation and accepts no responsibility for reliance upon the original/initial valuation other than as a valuation of the property at the original/initial date of valuation.

8. This valuation is conditional on there being no material change (including as a result of general market movements, or factors specific to the particular property) between the date of inspection and the date of valuation that would impact on the value of the subject property. Should such an event occur, the valuer should be contacted for comment prior to reliance upon the valuation.
9. This valuation is not intended to be used to provide financial advice, express or implied, and we confirm that the valuer and Knight Frank Valuations is not licensed to provide financial product advice under the Corporations Act 2001.
10. This valuation report is to be read in its entirety and in particular we draw your attention to the Important Notices set out in the body of the report and the Critical Conditions section of the Executive Summary.
11. Any forecasts, including but not limited to, financial cash flow projections or terminal value calculations noted within this report are a valuation tool only undertaken for the purpose of assisting to determine the market value. No party may rely upon any financial projections or forecasts within this report on the understanding that they are undertaken for the specific purpose of determining the market value only and, therefore, should not be represented in any way as providing an indication of likely future profit or realisable cash flow.
12. The valuer has no pecuniary interest in the said property, past, present or prospective, and the opinion expressed is free of any bias in this regard.
13. Any objective information, data or calculations set out in the Valuation will be accurate so far as is reasonably expected from a qualified valuer, reflecting due skill, care and diligence.
14. Limited liability by a scheme approved under Professional Standards Legislation (Scheme) which includes Valuations Services (SA) Pty Ltd and the valuer(s) signing this report. Where the Scheme does not apply, our liability is limited to the lower of an amount equal to the fees charged in relation to the Valuation and the amount provided for in any available insurance policy (if any) held by us for that type of claim.
15. **Native Title Claims:** In undertaking this valuation assessment, we have not commissioned a search of the Register of Native Title Claims which is administered by the National Native Title Tribunal. The assessed value could well decrease if a native title claim exists, or eventuates, over the subject land. It would also adversely impact on our assessment of the suitability of this property for mortgage security purposes. Knight Frank Valuations is not a specialist in native title law and this valuation is conditional on the site being free of any native title claim. Any party relying on this valuation does so on the basis that Knight Frank Valuations accepts no liability for any loss relating to native title claims. Should a native title claim be identified upon the subject site, the valuation should be referred back to the valuer for reassessment.
16. **Pecuniary Interest Declaration:** The valuer has no pecuniary interest in the said property, past, present or prospective, and the opinion expressed is free of any bias in this regard.

17. **Scope of Diligence:**

We have relied upon information provided and discussions held with the owner, Andrew Brazzale, which include, but are not limited to:

- Building Details
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We have relied upon this information, together with other relevant enquiries in arriving at our opinion of market value. Should the information provided be incorrect or vary, we reserve the right to review, and if necessary, amend our valuation.

We advise that we have carried out an inspection of the subject property and have undertaken market research with respect to the available sales evidence, prepared our calculations and report formally herein.