

KOH FAMILY SUPERANNUATION FUND

43 CATHIES LANE, WANTIRNA SOUTH VIC 3152

TRUSTEE PROPERTY VALUATION – 30 JUNE 2020

We, Eng Hung Koh and Chuo Harn Koh, Directors of Enchanting Hornbill Pty Ltd acting as trustee of The Koh Family Superannuation Fund decided to choose the value of the following investment property as at 30th June 2020 is as below.


Description of Investments	Valuation
Unit 91, 250 The Corso, North Lakes QLD 4509	\$465,000

The Trustee understands that acceptable evidence must be provided to support Fund's asset valuation methodology and that the Trustee must be able to demonstrate the valuation is based on objective and supportable data.


The Trustee has decided to value the property using the **mid-point range market value method** with reference to:

- Market appraisal provided by SOLA Onsite Management, Complex Management and Real Estate Service (attached)

Date : 30/06/2020



Eng Hung Koh



Chuo Harn Koh

From: [Eng Koh](#)
To: [Thanh | Trentons](#); [Caitlin | Trentons](#)
Cc: [Sola Onsite Management -](#); [Silvia Liu](#)
Subject: Re: Historical market value appraisal for the property
Date: Thursday, 30 March 2023 5:47:59 PM

Hi Thanh and Caitlin

Please find the market value appraisal from Sola management for The Corso for the respective 3 years.

Kind regards

Eng

[Sent from Yahoo Mail for iPhone](#)

On Thursday, March 30, 2023, 5:36 pm, Silvia Liu <silvia@solamanagement.com.au> wrote:

Hi Eng

Mid-point Range MV= $(\$450K + \$480K)/2$

- 30 June 2020 - \$450k - \$480k → = \$465,000
- 30 June 2021 - \$500k - \$530k
- 30 June 2022 - \$490k-\$525k

Best Regards

Silvia Liu

Complex Manager - SOLA Onsite Management | SOLA Body Corporate

Complex Management and Real Estate Service

M: 0451 439 268 | E: silvia@solamanagement.com.au

A: 76/25 The Corso, North Lakes QLD 4509



On Wed, Mar 29, 2023 at 2:10 PM Eng Koh <eh_koh2004@yahoo.com.au> wrote:

Hi Silvia,