

Restricted Assessment Report

Industrial Property



5 Alexandra Street, Bundaberg East QLD 4670

As at 9 June 2022
Prepared for Schmeider Special Pty Ltd
Our Ref JB3047810

Bundaberg

Herron Todd White (RQ) Pty Ltd
ABN 57 608 235 507

33 Woongarra Street,
Bundaberg QLD 4670
PO Box 2983
Bundaberg QLD 4670

Telephone 07 4154 3355
rq@htw.com.au
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INSTRUCTIONS

Property Address	5 Alexandra Street, Bundaberg East QLD 4670.
Instructing Party	Pam Schmeider of Schmeider Special Pty Ltd.
Prepared For	Schmeider Special Pty Ltd.
Basis of Assessment	The interest being valued is the subject to existing leases. Our assessment has been completed on the basis of certain critical assumptions and qualifications as detailed in this report.
Date of Assessment	9 June 2022.
Purpose of Assessment	Our restricted assessment has been prepared for superannuation fund reporting purposes and may only be relied upon by Schmeider Special Pty Ltd. The report is not available for any other purpose, nor is any liability extended to any third party, without the valuer's written authority and consent.
Restricted Assessment Indemnity	<p>This restricted assessment provides an indication of the market value of the subject property, based on information obtained and is not a representation as to the Market Value of the subject property as defined in the Australian Property Institute Professional Practice document and the Practice Standards and Guidance Notes contained therein.</p> <p>The client should be aware that the restricted assessment methodology carries with it risks which entail a degree of likely variation greater than would be expected to be produced by a valuation that came about as a result of a physical inspection. The methodology adopted in undertaking this assessment carries with it risks, including:</p> <ol style="list-style-type: none">1. The risk of inaccuracy of information contained in the restricted assessment as compared to valuations.2. The fact that the valuer cannot verify the accuracy of information contained in a restricted assessment as would be provided in a valuation.3. The fact that restricted assessment will have significant limitations when compared to valuations, including a greater degree of variation in the resulting indicative assessment. <p>Unless stated to the contrary, Herron Todd White (RQ) Pty Ltd has relied upon the information provided by the client in completing the restricted assessment and makes no warranty as to the accuracy of the information that has been provided by third parties. The restricted assessment does not involve a physical inspection of the subject property.</p> <p>This restricted assessment may only be relied upon by Schmeider Special Pty Ltd and has been prepared for the private and confidential use of Schmeider Special Pty Ltd and it should not be reproduced in whole or in part or relied upon for any other purpose or by any party other than Schmeider Special Pty Ltd without express written authority.</p> <p>The client agrees that it will have no cause of action against Herron Todd White (RQ) Pty Ltd and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a restricted assessment.</p> <p>The client acknowledges that it accepts that a restricted assessment is not, and will not, be construed to be a valuation in the same meaning as a valuation conducted in accordance with the general concepts, principles and definitions as detailed in these standards promulgated by the Australian Property Institute, which is based on an inspection of the subject property.</p> <p>The client further agrees that it will indemnify Herron Todd White (RQ) Pty Ltd and its servants and agents against any claim for loss or damage by a third party invited or permitted by the client to rely upon a restricted assessment, whether arising in contract, tort or otherwise and arising out of or in conjunction with reliance by that third party on a restricted assessment.</p>



PROPERTY DETAILS

Real Property Description

Lot 1 on Registered Plan 228971.

Registered Owner

Schmeider Special Pty Ltd (as per Title Search dated 9 June 2022).

Local Authority

Bundaberg Regional Council.

Zoning

The subject property is zoned 'Industry' under the Bundaberg Regional Council Planning Scheme 2015 version.

The subject is included in multiple planning overlays, the most notable is the Flood Hazard overlay. Approximately 30 centimetres of flood water inundated the on slab buildings (which includes the majority of the buildings). The minimum flood depth over the site contour was 40 centimetres (eastern area of the site) and the maximum flood depth was 1.96 metres (western area of the site).

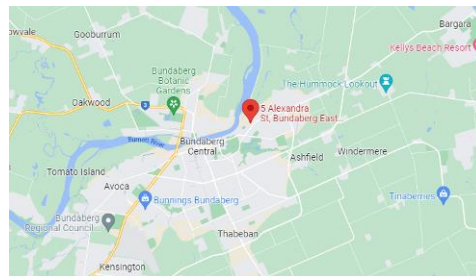
The occupied tenancies of the property are presently used for industrial and service industry purposes. The most likely uses of the vacant tenancies are light industrial uses which would be considered 'accepted uses, subject to requirements', under the current planning guidelines under the tables of assessment.

We are not aware of any approvals over the subject property.

Location

The coastal port city of Bundaberg is situated 360 km north of Brisbane on the Burnett River and the North Coast Railway. Industries include cane growing, sugar milling / exporting and horticulture. At the 2016 Census the 'Bundaberg Urban Centre' had a population of 50,148 with the top 2 employment industries being Hospitals at 5.5% and 'Supermarket and Grocery Stores' at 5.1% of the workforce. Bundaberg East is located 1.5km east of the Bundaberg Post Office and includes older style industrial properties with commercial development along Bargara Road and Princess Street.

The property is situated approximately 30 metres north of the intersection of Cross Street and Alexandra Street. The property is also located approximately 60 metres north west of the intersection of Princess Street and Cross Street.



Source: Google Maps



Source: Pricefinder

Property Description

This is a 3,647 square metre, inside allotment, that gently slopes down from the east to the west and is located in an industrial precinct of Bundaberg East. The property is improved with an older style industrial complex which comprises 3 industrial sheds and 2 old timber cottages. 3 of the 5 tenancies are leased to local businesses. The gross floor area is 1,204 square metres.

Unless stated to the contrary, we have relied upon the information provided by the client in completing the restricted assessment and make no warranty as to the accuracy of the information that has been provided by third parties. The desktop assessment does not involve a physical inspection of the subject property.



OCCUPANCY DETAILS

Introduction

The property is multi-tenanted. We have relied upon previous valuation file (JB2557746) and tenancy information/documentation provided by property owner. We have assumed that the information provided is correct and there are no side agreements of which we are not aware. Should this prove not to be correct, we reserve the right to vary this indicative assessment. Our tenancy schedule is shown as follows:

No.	Tenant	Use	GLA (m ²)	Lease Analysis					Passing Income			
				Start Date	Expiry	Term (years)	Options (years)	Review Profile	Current Base Rent pa	O/G Rec	Gross	Gross \$ / m ²
1	Kitchen Works	Industrial	360	01-Mar-22	28-Feb-25	3	3+3+3	CPI	27,040	192	27,232	76
2	Ohana Winery	Industrial	231	14-Mar-22	13-Mar-25	3	3+3	CPI	33,020	915	33,935	147
3	Transwood	Industrial	225	01-Jan-22	31-Dec-22	1	-	Fixed	4,680	-	4,680	21
4	Vacant	Coopers Hut and Shed	270	Vacant				-	-	-	-	
5	Vacant	Old Dwelling	118	Vacant				-	-	-	-	
Common	Vacant	Non Lettable Areas		Vacant				-	-	-	-	
Total			1,204						\$64,740	\$1,107	\$65,847	

We are not qualified at law and the lease summary should not be construed as a legal opinion of terms and conditions by which the property is occupied. In this regard a solicitor's advice should be sought. In the event any onerous legal matter was revealed, we would reserve the right to revise this Assessment.

We have assumed that there are no side agreements of which we are not aware. Should this prove not to be correct, we reserve the right to vary this assessment.

OUTGOINGS

Introduction

Outgoings have been assessed by the valuer at \$23,075 per annum.

RENTAL EVIDENCE

Having regard to our knowledge of rents being achieved for similar premises, prevailing market conditions and the attributes of the subject property, we have adopted the following rentals for the subject tenancies:

Description	GLA (m ²)	Gross Passing Income		Gross Market Income		Variance \$ / m ²	Mths to Review
		\$pa	\$/m ²	\$/m ²	\$pa		
1 - Kitchen Works							
Industrial	360	27,232	76	76	27,232		32
2 - Ohana Winery							
Industrial	231	33,935	147	147	33,935		33
3 - Transwood							
Industrial	225	4,680	21	21	4,680		6
4 - Vacant							
Coopers Hut and Shed	270			75	20,250	-75	1
5 - Vacant							
Old Dwelling	118			50	5,900	-50	1
Total	1,204	65,847			91,997		

The Kitchen works rental at \$76 per square metre is considered to be a suitable guide to assessing the market gross rental of tenancy 4. The vacant dwelling (tenancy 5) offers very limited utility as a standalone tenancy other than storage space, accordingly, we have adopted a lower rate per square metre of the dwelling area.



SALES EVIDENCE

No	Address	Sale Date	Sale Price	Land Area (m ²)	Lettable Area (m ²)	Passing Yield (%)	Analysed Market Yield (%)	\$/m ² Lettable Area
1.	2 Cross Street, Bundaberg East, QLD, 4670	11/11/2021	\$490,000	8,094	610	VP	6.41	\$803
	Lot 1 Registered Plan 43264							
Comments:	<p>The property comprises an 8,094 square metre, triangular shaped, internal allotment situated within a secondary industrial location of Bundaberg, however benefits from high vehicular exposure. The site is zoned 'industry' under the Bundaberg Regional Council Planning Scheme and was subject property was inundated during the 2013 Burnett River record flood event.</p> <p>This is an ex Shell Fuel Depot and the property is listed on the Environmental Management Register for the prior use. There is a Site Management Plan for the property that forms part of the EMR Search Response. The site may be used for ongoing commercial or industrial land use with no basements constructed and minimal opportunities for contact with soil or groundwater.</p> <p>Improvements include an office building, open sided shed and two small storage sheds. The fuel related infrastructure has been removed from the property. The property reflects a site coverage of 7.5%, which is low by local industrial market standards. Ancillary improvements include: Security chain wire fencing with 3 strand barb top and steel posts, 3 double gates, concrete and bitumen parking areas, gravel driveway from Cross Street to the offices, flood lights.</p> <p>The property was purchased vacant for an alternate use (civil earth moving depot).</p> <p>The sale analyses to a yield of 6.4%.</p>							
2.	336 Goodwood Rd, Thabeban, QLD, 4670	21/06/2021	\$880,000	5,895	1,628	1.65	7.17	\$541
	Lot 2 Registered Plan 811325							
Comments:	<p>This property comprises a 5,895 square metre rectangular shaped corner allotment that is situated within a secondary industrial location of Bundaberg and is zoned 'Industry'. The site benefits from elevated levels of vehicular exposure from Goodwood Road and the nearby Bundaberg Ring Road.</p> <p>The site is improved with an older style industrial building that has been configured into 3 separate tenancies having a total lettable area of 1,628 square metres. Car parking is provided for 15 vehicles. The building was built circa 1980's and generally presents in fair condition.</p> <p>Tenancy 1 is owner occupied. Tenancies 2 and 3 are occupied by local businesses trading as 'Killer Plumbing and Gas' and 'Ferndale Transport'. The building has a current annual gross income \$39,648 per annum (\$24/m²). The sale analyses to a yield of 7.17% based on the following assumptions: Assessed Gross Income \$90,398 per annum (\$56/m²), Outgoings \$25,121 per annum (\$15/m²).</p>							
3.	Stedway Estate, 9 Von Deest Street, Branyan, QLD, 4670	13/04/2021	\$1,145,000	6,035	1,510	5.29	8.03	\$758
	Lot 1-2 Survey Plan 134468 & Lot 3-6 Survey Plan 162051 & Lot 6 Survey Plan 168950							
Comments:	<p>The property comprises a 6,040 square metre irregular shaped internal allotment situated within a secondary industrial location of Bundaberg, however benefits from good exposure to Childers Road. The property is located within the 'Industry' zone.</p> <p>The property is currently improved with a community titled complex comprising 6 lots. Lots 2 to 6 are separately titled industrial warehouse tenancies ranging from 148sqm to 335sqm with a total lettable area of 1,062 square metres. Lot 1 is a self-storage building comprising 17 self-storage units and amenities and a lettable area of 448 square metres. The complex was built early 2000's and generally presents in good condition.</p> <p>The complex is fully occupied with each warehouse tenancy being occupied by local enterprises. The self-storage facility is currently fully occupied.</p> <p>The property reflects a WALE of 1.15 years (by income) excluding the self-storage facility. Lots 2-6 have a current annual gross income \$87,522 per annum (\$82/m²). The sale analyses to a yield of 8.03%.</p> <p>The sale reflects \$758/sqm overall, or \$656/sqm over units 2-6 when allowing for the added value of the storage sheds.</p>							



No	Address	Sale Date	Sale Price	Land Area (m ²)	Lettable Area (m ²)	Passing Yield (%)	Analysed Market Yield (%)	\$/m ² Lettable Area
4.	3-5 Electra Street, Bundaberg Central, QLD, 4670	12/06/2020	\$715,000	2,024	1,062	8.43	8.15	\$673
	Lot 84-85 Crown Plan B1587							
Comments:	<p>The property under review comprises an aggregation of 2 contiguous lots which form a 2,024 square metre rectangular shaped internal site on the southern fringe of the Bundaberg CBD.</p> <p>Erected on the property is an older style, single level multi-tenanted industrial complex constructed along the eastern and northern boundaries. The complex comprises a total of 5 tenancies of varying sizes plus common amenities servicing tenancies 2 to 4. The complex has a total lettable area of 1,062 square metres. Car parking is provided for 26 vehicles. The complex was built circa 1960's and generally presents in fair condition.</p> <p>The building has a current annual gross income \$82,080 per annum (\$77/m²). The WALE equates to 1.94 years, having a mix of small locally owned businesses as tenants. The sale analyses to a yield of 8.15%.</p>							

Sales Conclusion

The sales identified above reflect an analysed market yield range 6.41% to 8.15% and capital value rates in the order of \$541 to \$803 per square metre of lettable area.

Having regard to the available sales evidence, prevailing market conditions and the attributes of the subject property, we have adopted a capitalisation rate range of 7.50% to 8.50% and an analysed rate of \$600 to \$700 per square metre.

ASSESSMENT ANALYSIS

Introduction

In assessing the indicative value range of the subject property, our primary valuation approach has been by capitalisation of net income, whilst we have adopted the direct comparison approach as a secondary methodology.

Capitalisation Approach

The capitalisation approach examines potential net income available from the property, which is then capitalised at a rate that reflects the risk profile of the property, and the property market of the day. This approach attempts to mirror the typical property investors' view of the subject property and the market. Our calculations are shown below:

Item	Definition	Adopted (\$)
Major Drivers		
Passing Gross Income	The total annual income presently receivable from a property (including base rent and all outgoing recoveries)	65,847
Market Gross Income	The total market income receivable from a property on a fully leased basis	91,997
Outgoings	The total of all recoverable and non-recoverable outgoings (statutory and operating expenses).	(23,075)
Market Net Income	The assessed current market net annual income	64,322
Permanent Vacancy Allowance	The assessed loss of income on an ongoing annual basis, due to vacancies and tenant turnover	5.00% (4,600)



ASSESSMENT ANALYSIS

Item	Definition	Adopted (\$)	
Capital Adjustments			
Loss of Rent During Lease Up Period	The present value of the Gross rent foregone during the assumed let up period over all vacant, owner occupied and monthly tenancies	3 months for vacant tenancies. Discounted at the Discount Rate of 9.75%	(6,171)
Agents Fees	The present value of the agents leasing fees of all existing or near pending vacancies	12% gross for new leases & 5% gross for renewed leases. Discounted at the Discount Rate of 9.75%	(2,925)
New Tenant Incentives	The present value of all new tenant incentives (Fitout & Rent Free Periods)	Discounted at the Discount Rate of 9.75%	(2,031)

Capitalisation Approach	Passing & Vacancy (\$)	Market (\$)
Gross Income	65,847	91,997
Potential Future Income - Vacant Tenancies (388m ²)	-	-
Vacancy/Bad Debts Allowance (5.00%)	26,150	-
	(4,600)	(4,600)
Gross Adjusted Income	87,397	87,397
Statutory Expenses:	(14,336)	
Operating Expenses:	(8,739)	
Total Outgoings	(23,075)	(23,075)
Net Operating Income (After vacancy allowance)	64,322	64,322

Core Capitalised Value **804,025**

Capital Adjustments

Existing Adjustments

PV Loss of Rent During Lease Up Period	(6,171)
PV Agents Fees	(2,925)
PV New Tenant Incentives	(2,031)

Total Below the Line Adjustments **(11,127)**

Sensitivity - lower Cap Rate of	7.50%	846,499
Sensitivity - higher Cap Rate of	8.50%	745,602

Direct Comparison Approach As a second approach to value we have adopted a direct comparison method to assist the valuer in forming an opinion. This approach allows the valuer to assess an overall rate of the property over the building area. Our calculations are shown below:

Direct Comparison Approach - Building

Sales evidence suggests a rate per square metre of building area range as follows:

Comparisons	GLA (m ²)	\$/m ² Building	Total (\$)
Low	1,204	600	722,400
High	1,204	700	842,800



DESKTOP ASSESSMENT

Assessment Range \$725,000 to \$845,000
(Seven Hundred And Twenty Five Thousand Dollars) to (Eight Hundred And Forty Five Thousand Dollars)

Our restricted assessment range is exclusive of any applicable GST.

This assessment is subject to the assumptions and qualifications contained within and appended to this report.

Valuer



Benjamin Harnell
AAPI / Certified Practising Valuer
API No. 104222, QVRB No. 4032

Important:

This Restricted Assessment is for the use only of Schmeider Special Pty Ltd to whom it is addressed and for no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this assessment.

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Critical Assumptions and Cautions

- This Restricted Assessment is provided subject to the assumptions, disclaimers, limitations and qualifications detailed within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.
- There are currently many factors at play in the market including inflationary concerns, recent and likely further interest rate rises and national/global economic volatility due to a deteriorating global environment. It remains difficult to predict how the economy and property markets will perform in the short to medium term. We caution any party authorised to rely on this report to take this uncertainty into consideration.
- In recent years the property market has experiencing extremely buoyant conditions with strengthening sale prices across most sectors. We caution that the current market exhibits many characteristics of a peaking cycle, largely fuelled by historically low interest rates. There is now clear evidence that interest rates are rising which can have an effect of softening the property market. Our experience in previous cycles is that buyer demand and capital values can be prone to significant corrections when interest rates rise and/or economic conditions deteriorate.
- On 3 May 2022 the Reserve Bank of Australia (RBA) raised the official cash rate by 25 basis points and on 7 June 2022 raised the cash rate by a further 50 basis points. We caution that the impact of these initial rate rises and the strong likelihood of future rates rises may have a negative impact on the property market.
- The property description and lettable areas have been derived from our previous valuation (JB2557746) dated 18 August 2021. We expressly assume the improvements to have not materially changed since our previous valuation. All other details regarding tenancy information and outgoings have been provided by the property owner and are assumed to be accurate.



ANNEXURES

Definitions, Assumptions, Qualifications & Disclaimers
Letter of Instruction
Title Search

DEFINITIONS, ASSUMPTIONS, QUALIFICATIONS & DISCLAIMERS

DEFINITIONS

Market Value	“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.”
Market Rent	“the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”
Highest & Best Use	“the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible”.

The definitions are endorsed by the International Valuation Standards Council and the Australian Property Institute.

ASSUMPTIONS

Easements	This Restricted Assessment is subject to there being no easements which may have an adverse effect on our assessment. Should any such easement(s) become apparent, we reserve the right to review our assessment.
Floor Areas	The adopted floor areas are based on the information provided to the valuer. It is assumed that the measurements are correct and in accordance with the Property Council of Australia’s appropriate recommended method of measurement for the specific premises type.
Town Planning	A Town Planning search has not been provided or obtained. This Restricted Assessment has been undertaken on the basis that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use of occupation of the improvements as more fully described in this report.
Tenancy Details	<p>The tenancy details provided to the valuer have not been verified and therefore the assessment is undertaken on the assumption and basis that such information is correct and that there are no arrears. We have assumed that the tenant/s is/are being charged in accordance with the lease documentation.</p> <p>We are not qualified at law and the tenancy details contained herein should not be construed as a legal opinion of terms and conditions by which the property is occupied. In this regard a solicitor’s advice should be sought. In the event any onerous legal matter was revealed, we would reserve the right to revise this report.</p>
Market Evidence	Market data has been obtained from a range of sources, or as reported by real estate agents. As well as using such documented and generally reliable evidence or market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.

QUALIFICATIONS & DISCLAIMERS

Accuracy of Information	We advise that any objective information, data or calculations set out in the Restricted Assessment will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the assessment is incorrect, it may have an impact on the assessment. The assessment is provided on the proviso that the reliant party accepts this risk.
Asbestos Materials	The valuer is not qualified to conclusively determine the existence of asbestos and will not be held liable nor responsible for his/her failure to identify any asbestos containing materials and the impact which any asbestos material has on the property and its value.
Condition of Improvements	We have not undertaken a physical inspection of the improvements, nor completed a detailed structural survey, verified the condition of the plant and machinery, or tested any of the services. We are therefore unable to state that these are free from defect, rot or infestation. We have assumed that the improvements are reasonably structurally sound considering their age.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.
Environmental	Our Restricted Assessment is based upon the assumption that the property is not contaminated or impacted by environmental issues that will affect the value of the property. It should be noted that environmental matters are beyond the scope of our expertise and as such, we recommend that anyone relying on our assessment satisfy themselves in relation to any environmental risks or contamination issues. Should any such issues become apparent, this assessment is not to be relied upon and the report must be returned to the valuer for review and comment.



Excluded Searches	The following searches have not been undertaken: Flood, Land Survey Plan, Building Survey Plan, Detailed Town Planning, Contaminated Land Register, Heritage Register, Local/State Road Widening, Vegetation Protection, Native Title. Our Desktop Assessment assumes such searches would identify no issues that may affect the value and/or marketability of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or marketability then the searches should be referred to the valuer for comment.
Fixtures/Fittings	The Restricted Assessment does not include lessee fixtures and fittings.
Goods & Services Tax (GST)	This Restricted Assessment is exclusive of GST and has been completed on the basis that should GST be payable on the lease of this property, it would be recovered from the lessee resulting in the lessor not being financially disadvantaged. All rentals and outgoings quoted in this report are net of GST unless otherwise stated.
Land Not Affected	Unless identified within the body of this report, we assume the land is not affected by unstable, hazardous, or toxic soil material; however, no professional expert advice has been sought in this regard. This Desktop Assessment assumes that there are no problems, however, should any such issues arise; then this matter should be referred to the Valuer for further comment.
Limited Liability	Liability limited by a scheme approved under professional standards legislation.
Market Movement	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 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 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 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. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
No Compliance Certificate	No Compliance Certificate/Certificate of Classification has been obtained. This Desktop Assessment is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site. Furthermore, it is assumed that the site improvements have been built, occupied and operated in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not reproduced without permission	Neither the whole nor any part of this Desktop Assessment or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Reliance and Disclosure	This Restricted Assessment has been prepared for the private and confidential use by the party to whom it is addressed. This assessment is for the use of and may be relied upon only by the party/parties to whom it is addressed. No other parties are entitled to use or rely upon it and Herron Todd White does not assume any liability or responsibility to any other party who does so rely upon the assessment without the express written authority of Herron Todd White. The whole Desktop Assessment must be read and any failure to do so will not constitute reliance by such party asserting reliance on the assessment. Neither the whole nor any part of this assessment or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without the written approval from Herron Todd White including the form and context in which it may appear.
Structural Survey	This Restricted Assessment does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.



INSTRUCTION FORM – INDEPENDENT PROPERTY VALUATION

In order to proceed with the valuation please complete the required information and return this instruction form to the relevant office as detailed below.

Office:	Herron Todd White (RQ) Pty Ltd
Postal address:	PO Box 2983 Bundaberg QLD 4670
Fax:	07 4154 3356
Email:	rq@htw.com.au

5 Alexandra Street, Bundaberg East QLD 4670 (L1 RP228971)

Purpose/Approach	Self Managed Superannuation Fund Reporting (Restricted/Kerbside)
Reporting Contact	Pam Schneider
Type of property	Commercial-Industrial-Factory / Warehouse
Servicing Office	Bundaberg Ph: 07 4154 3355

Access arrangements	
Contact Person	
Work Phone	
Home Phone	
Mobile	
Email	
Comments	
Total Fee (Incl GST)	\$1,100.00

Information required by Herron Todd White to complete the valuation include

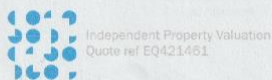
- At this time no additional information is required

Special instructions for Herron Todd White in respect of the valuation

- - Kerbside/ restricted assessment only. Our assessment will rely on information provided by the instructing client and our previous assessment.
- - Please refer to the restricted assessment/ hold harmless disclaimer within this quote.

Upon completion of the valuation report please provide it by

- Email



AUTHORISATION - INDEPENDENT PROPERTY VALUATION

Authorisation

I hereby accept the conditions of engagement for services (below) and confirm engagement of to perform the services as detailed.

Signed: P. Schmieder Date: 09/06/2022

I authorise Herron Todd White (RQ) Pty Ltd to provide an independent valuation as detailed.

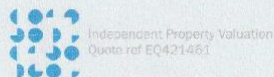
My details are as follows

Name	Pam Schmieder
Postal address	
Contact telephone	
Mobile	0407 145 743
Email	info@transwoodmastercoopers.com.au

Properties to be valued

5 Alexandra Street, Bundaberg East QLD 4670 (L1 RP228971)

Valuation Fee	\$1,100.00
Total	\$1,100.00
Total Fee (Incl GST)	\$1,100.00



https://mail.google.com/mail/u/0/d/ALGkd0wsbIEVG5VhVtoZ_JLQq8ypcGmFjmACmz8gAwbQzxL2_Ahx/#inbox/WhctKXXKxXVJMpNfNhCvhw... 1/1



INSTRUCTION FORM – INDEPENDENT PROPERTY VALUATION

Conditions of engagement for valuation services

1. Use & Reliance

- The valuation will be for the use only of the party named in the valuation report to whom it is addressed and has been prepared for the use only nominated in the valuation report and no other purpose. No responsibility will be extended to any third party (including any party who may have paid the fee) who may use or rely on the whole or any part of the valuation of the property described in the valuation report.
- Valuation reports may only be re-assigned within 90 days from the date of the valuation and additional charges will apply. Any re-assignment requested outside of 90 days will require an updated valuation report to be prepared in all circumstances. The fee for such an updated valuation would be commensurate with the work required. Herron Todd White reserves the right to decline any request for re-assignment. Please note some lenders prohibit valuers from re-assigning valuations to the lender and in these circumstances we can only assign valuations to these lenders when we have been instructed directly by the lender.
- The valuation will be current as at the date of valuation only. The value assessed 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). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where the valuation is relied upon after the expiration of 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
- Neither the whole nor any part of the valuation or any reference thereto may be included in any published documents, circular or statement, nor published in any part or in full in any way, without the written approval of Herron Todd White.
- Herron Todd White is not operating under an Australian Financial Service Licence and the valuation will not constitute as financial product advice. Herron Todd White is not a registered tax agent and the valuation will not constitute as tax advice.
- Herron Todd White does not assume responsibility for any documents that do not bear an original signature.

2. Disclosure

- The Instructing Party accepts its responsibility for full disclosure of relevant information and undertakes to provide all documents in its possession that may have an effect on the service to be provided.

3. Fee

- Herron Todd White has provided this quotation on the estimate given. Herron Todd White reserves the right to amend this quotation should the estimate not reflect the current market value of the property.
- Herron Todd White also reserves the right to charge a fee in the event that an in-progress job is cancelled. This fee will range from -
25% of the proposed fee amount for completion of file preparation and searches;
50% of the proposed fee amount for completion of file preparation, searches and inspection; and
100% of the proposed fee amount for completion of file preparation, searches, inspection and draft report.
- In the event of a cancellation, no drafts or working papers will be provided.
- Our quote assumes the provision of 2 copies however additional copies can be provided at a cost of \$55.00 per copy.
- Herron Todd White reserves the right to add any costs incurred in the process of collecting unpaid monies to the outstanding amount. These recovery costs may include, but are not limited to, collection agency fees or commissions, legal fees, postage, couriers, dishonour fees, bank fees.
- The fee in this quote is only valid for 30 days from the date of the quote.
- Herron Todd White reserves the right to charge additional fees for costs associated with the provision of a valuation for the purposes of Family Law Settlement, Rental Determination, Arbitration or any other Court or Tribunal matter. Additional fees will be charged for matters including, but not limited to court appearances, preparation of witness statements and reports.

4. Valuation Basis, Searches & Assumptions

- The basis of the valuation will be market value which is defined as "the estimated amount for which a property should exchange between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion".
- The interest to be valued will be assumed as freehold subject to no easements, encumbrances and interests unless noted otherwise in the schedule. Herron Todd White reserves the right to qualify the valuation report accordingly.
- Herron Todd White will not, unless noted otherwise in the instruction, undertake any search of the title details of the property or search any Federal, State or Local Government Authorities or agencies to determine the existence of any existing or proposed interests, schemes or conditions that may impact upon the valuation of the property and therefore it is the responsibility of the instructing party to undertake their own searches in this regard. Accordingly, Herron Todd White does not accept responsibility or liability for any incorrect information contained in the valuation report because of a failure to undertake the searches.
- Due to time delays in obtaining certain information (eg. town planning information) Herron Todd White may rely on verbal inquiries in these circumstances and qualify the valuation report accordingly.
- The valuation report will not purport to be a site survey or structural survey of the land or improvements thereon, nor will any such survey be carried out. Any opinion as to the condition of the improvements is not given as an expert and should not be relied upon.
- The valuation report will assume that no environmental conditions affect the property and unless advised otherwise in the schedule, Herron Todd White reserves the right to qualify the valuation report accordingly.
- If the property is subject to a Community Management Scheme, our valuation will be assessed without knowledge of any orders against the Community Management Scheme/Body Corporate. Should any be found from formal searches, we reserve the right to amend this valuation accordingly.
- Herron Todd White reserves the right to qualify the valuation report when instructions are subject to assumptions.

5. Additional Terms & Conditions Relating to Specific Valuations.

If Herron Todd White is instructed to provide:

- A valuation for **Mortgage Security Purposes** then the valuation may be relied upon for first mortgage purposes only. Unless the person or entity making the loan is an authorised deposit taking institution within the meaning of the Banking Act 1959 (including but not limited to any bank, building society or credit union), the valuation will be subject to the following "Prudent Lender" clause: "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." Any mortgagee intending to rely upon the valuation must seek an express written authorisation from Herron Todd White and we will not accept any responsibility or liability for reliance upon the valuation without such an authorisation. Herron Todd White accepts no responsibility for the valuation should it be used for the purpose of securing funds through a solicitor/lender who induces the lending of money on mortgage security. Herron Todd White reserves the right to qualify the valuation accordingly.
- A valuation for **Family Law Settlement, Rental Determination, Arbitration or Litigation** then the Instructing Party agrees to 'hold harmless' Herron Todd White and its servants and agents, and agrees that it will have no cause of action against Herron Todd White and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a valuation as an expert valuer for a Family Law Dispute, Rental Determination, Arbitration, Litigation or other dispute then the Instructing Party agrees not to sue, make demand or commence any legal proceedings whatsoever against Herron Todd White, its servants and agents in relation to the valuation. The instructing party agrees to indemnify Herron Todd White in relation to any claim brought against Herron Todd White in any way connected with the valuation by any party (including the Instructing Party).
- A valuation for **Insurance Purposes** then the Instructing Party accepts the valuer will not be a construction and/or structural engineering expert and therefore the value should be taken as indicative only as to what the reinstatement value of the improvements may be. A precise estimate should be provided by a construction/structural or quantity surveying expert.
- A **Restricted (Inside) Valuation** then the Instructing Party accepts a restricted valuation does not involve an internal inspection of the improvements nor an inspection of external areas of the property which are not visible from the road. The Instructing Party accepts the valuer will not carry out the usual range of enquiries that a valuer is required to make by professional practice standards in determining a valuation of property, and that this is at the specific request of the Instructing Party. The Instructing Party fully understands the risks inherent in relying upon a valuation carried out in such circumstances. The Instructing Party agrees to 'hold harmless' Herron Todd White and its servants and agents, and agrees that it will have no cause of action against Herron Todd White and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a restricted valuation.
- A **Desktop Assessment** then the Instructing Party accepts a desktop assessment does not involve a physical inspection of the property and only provides an indication of the value of the subject property and is not a representation as to the Market Value of the subject property. The Instructing Party accepts that a desktop assessment is not, and will not, be construed to be a valuation in the same meaning as a valuation conducted in accordance with the general concepts, principles and definitions as detailed in the standards promulgated by the Australian Property Institute, which is based on an inspection of the subject property. The Instructing Party accepts that desktop assessment methodology carries with it risks which entail a degree of likely variation greater than would be expected to be produced by a valuation that came about as a result of a physical inspection. The Instructing Party agrees to 'hold harmless' Herron Todd White and its servants and agents, and agrees that it will have no cause of action against Herron Todd White and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a desktop assessment.
- A valuation and/or a letter for the purposes to be published in a **Prospectus / Information Memorandum** then neither the full valuation report nor any accompanying letter may be reproduced in whole or in part without prior written approval of Herron Todd White, apart from use within the agreed Prospectus / Information Memorandum. The Instructing Party agrees for Herron Todd White to disclaim within the full valuation report and any accompanying letter: (a) any liability to any party including investors in the event of an omission from, or false and misleading statements included in the Prospectus / Information Memorandum, other than in respect to our formal valuation and any accompanying letter, and (b) disclaim that the full valuation report and any accompanying letter has been prepared on the basis that the financial and other information (including market information and third party information) is accurate, reliable and complete and confirm that we have not tested the information in that respect, and (c) disclaim that the full valuation report and any accompanying letter will be strictly limited to the matters contained within those documents, and will not be read as extending, by implication or otherwise, to any other matter in the Prospectus / Information Memorandum. Without limitation to the above, no liability will be accepted for any loss, harm, cost or damage (including special consequential or economic harm or loss) suffered as a consequence of fluctuations in the real estate market subsequent to the date of valuation, and (d) any accompanying letter that is provided will state that it must be read in conjunction with our formal valuation report and is subject to the assumptions, limitations and disclaimers contained therein, and we will refer the reader to the Instructing Party.

6. Warranties & Indemnities

- For its part and in consideration of payment of the agreed fee, Herron Todd White will make best endeavours to provide, subject to the above, the valuation services it has been commissioned to undertake by the Instructing Party in accordance with recognised principles and practices of valuation.
- To the extent that it is able under section 64 of the Australian Consumer Law, Herron Todd White limits its liability for breach of condition or warranty under this agreement and its liability for breach of a duty of care to the re-supply of the services or an amount equivalent to the cost of having the services supplied again.
- Our liability is limited by a scheme approved under Professional Standards Legislation.
- The entity providing the service set out in this quote is solely the entity named on this quote (with its associated ACN/ABN). No other entity forming part of or associated with the Herron Todd White Group is liable. From time to time, the associated invoice for services may be issued by another Herron Todd White entity other than the service-providing entity named on this annexure. If this occurs, no professional liability is extended to the entity named on the invoice.



Independent Property Valuation
Quote ref EQ421461



CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41328184
Search Date: 09/06/2022 15:10

Title Reference: 17389020
Date Created: 12/09/1989

Previous Title: 10539222
10629106
11929087
16846003

REGISTERED OWNER

Dealing No: 716418095 08/04/2015

SCHMEIDER SPECIAL PTY LTD A.C.N. 602 425 598
TRUSTEE
UNDER INSTRUMENT 716418095

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 228971
Local Government: BUNDABERG

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10310192 (POR 3)
2. MORTGAGE No 716418096 08/04/2015 at 16:06
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED

