



HORRIGAN KAMITSIS
VALUERS

VALUATION OF PROPERTY

**8 Phillips Street,
Spring Hill QLD 4000**

PREPARED FOR

Scoglio Group Superannuation Pty Ltd

Attention: Tony Scoglio

HK59768

Revaluation includes Structural
Improvements of \$348,594.09

These are removed from the amount to
calculate the net valuation
= \$1,425,000 (pg 29) - 358,406.91 (pg39)
= \$1,076,405.91



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1. Valuation Summary

1.1	Prepared for:	Scoglio Group Superannuation Pty Ltd
1.2	Client:	Tony Scoglio
1.3	Purpose:	To determine the current market value of the subject property known as 8 Phillips Street, Spring Hill for taxation purposes for the exclusive use of Scoglio Group Superannuation Pty Ltd .
1.4	Definition of Market Value:	The estimated amount for which an asset or liability should be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.
1.5	Interest being valued:	Fee simple – subject to current lease
1.6	Real property description:	Lot 1 on Registered Plan 92424
1.7	Site area:	281 square metres
1.8	Current zoning intent:	Low Medium Density Residential (Up to 3 Storey) Zone
1.9	Local Authority:	Brisbane City Council
1.10	Description:	A 281m ² 'Low Medium Density Residential (Up to 3 Storey) Zone' designated inside allotment improved with a circa 1980's refurbished two level freestanding commercial office building.
1.11	Basis of Assessment:	Capitalisation (primary method) and Direct Comparison (check method)
1.12	Current Passing Rent:	\$29,880 per annum net + GST (partially leased with remainder owner occupied)
1.13	Assessed Net Market Rent:	\$85,530 per annum net + GST
1.14	Assessed Outgoings:	\$21,582 per annum



1.16	Sales History:	25 th of July 2014 - \$950,000 Earlier purchase of subject property prior to extensive refurbishment works.
1.17	Critical Assumptions:	This valuation assumes that all occupancy details (including income and outgoing information) provided to me are correct. Should further investigations reveal otherwise this should be referred back to the valuer for further comment and re-assessment if necessary.
1.18	Anticipated sale Information:	<ul style="list-style-type: none"> • Anticipated average investor demand for the property. • Estimated selling period: 3-6 months. • The most likely purchaser in this instance is considered to be an investor with some interest from owner occupiers.
1.19	Date of valuation & inspection:	10 September 2018
1.20	Valuation (excl. GST):	\$1,425,000 (One Million, Four Hundred and Twenty-Five Thousand Dollars)
1.21	Important Notes:	<ul style="list-style-type: none"> • All investigations have been conducted independently and without influence from a third party in any way. • The Valuer/firm has no potential conflict of interest or pecuniary interest (real or perceived) relating to the subject property.
Ryan Woods, AAPI Registered Valuer No: 3712 HORRIGAN KAMITSIS VALUERS PTY LTD		
Chris Kamitsis FAPI MRICS Director HORRIGAN KAMITSIS VALUERS PTY LTD		 This counter signatory verifies that the original of this report is an authentic valuation from Horrigan Kamitsis Valuers Pty Ltd. The opinion of value expressed in this report has been arrived at entirely by the prime signatory alone and not the counter signatory.



2. Instructions

2.1	Prepared for:	Scoglio Group Superannuation Pty Ltd
2.2	Applicant:	Tony Scoglio
2.3	Purpose:	To determine the current market value of the subject property known as 8 Phillips Street, Spring Hill for taxation purposes for the exclusive use of Scoglio Group Superannuation Pty Ltd .
2.4	Definition of Market Value:	The estimated amount for which an asset or liability should be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.
2.5	Important Notes:	<ul style="list-style-type: none">• All investigations have been conducted independently and without influence from a third party in any way.• The Valuer/firm has no potential conflict of interest or pecuniary interest (real or perceived) relating to the subject property.



3. Risk Assessment

Category	Rating				
	Low	Low/Med	Medium	Med/High	High
Market				4	
Asset			3		
Cashflow			3		
Asset Man.			3		
Overall			3		

3.1 Market:

- Anticipated average investor demand for the property.
- Estimated selling period: 3-6 months.
- The most likely purchaser in this instance is considered to be an investor with some interest from owner occupiers.

3.2 Asset:

- Located within the good quality established inner city mixed use suburb of Spring Hill in close proximity to transport and public amenities.
- A 281m² 'Low Medium Density Residential (Up to 3 Storey) Zone' designated inside allotment.
- Improved with a circa 1980's refurbished two level freestanding commercial office building providing office accommodation which is currently split into two tenancies.
- Garage provides car accommodation for up to six vehicles.
- Building in good condition overall having recently undergone extensive refurbishment works.

3.3 Cash Flow:

- On inspection one of the upper level open plan office spaces (72m²) had recently been leased to Archr Design Pty Ltd (architects) for \$29,880 per annum net +GST on a 3 year lease. This equates \$415/m² which I consider to be in line with the local market.
- The remaining 159m² (including the lower level boardroom and reception) was owner occupied.
- I consider the net achievable annual market rental of the owner occupied 159m² of the subject building to be \$55,650 + GST in this instance. This equates to \$350/m² based on the floor area of 159m².
- Added together this equates to total net income for the subject property of \$85,530 per annum.
- An anticipated lease up/incentive period of six (6) months has been adopted for the owner occupied portion of the subject building in this instance.
- Estimated outgoings of \$21,582 per annum.

3.4 Asset Management:

- Easily owner-managed.



3.5 Risk Summary:

- **Positive attributes (strengths and opportunities) include:**
 - Located within the good quality established inner city mixed use suburb of Spring Hill in close proximity to transport and public amenities.
 - A 281m² 'Low Medium Density Residential (Up to 3 Storey) Zone' designated inside allotment.
 - Improved with a circa 1980's refurbished two level freestanding commercial office building.
 - Garage provides car accommodation for up to six vehicles.
 - Building in good condition overall having recently undergone extensive refurbishment works.
- **Negative attributes (weaknesses and threats) include:**
 - Limited overall exposure.
 - Prevailing economic conditions.



4. Title Particulars

4.1	Real property description:	Lot 1 on Registered Plan 92424 as contained within Title Reference 13234208
4.2	Registered Owner:	8 Phillips St Pty Ltd as Trustee
4.3	Current Title Search:	<p style="text-align: center;">CURRENT TITLE SEARCH DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND</p> <p>Request No: 27823298 Search Date: 24/01/2018 15:36</p> <p style="text-align: right;">Title Reference: 13234208 Date Created: 14/10/1959</p> <p>Previous Title: 10368188 11909113 12597148</p> <p>REGISTERED OWNER</p> <p>Dealing No: 716091542 22/10/2014</p> <p>8 PHILLIPS ST PTY LTD A.C.N. 600 829 516 TRUSTEE UNDER INSTRUMENT 716091542</p> <p>ESTATE AND LAND</p> <p>Estate in Fee Simple</p> <p>LOT 1 REGISTERED PLAN 92424 Local Government: BRISBANE CITY</p> <p>EASEMENTS, ENCUMBRANCES AND INTERESTS</p> <ol style="list-style-type: none"> 1. Rights and interests reserved to the Crown by Deed of Grant No. 19553015 (NSA 97) 2. MORTGAGE No 716091576 22/10/2014 at 15:25 BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740 <p>ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL</p> <p>CERTIFICATE OF TITLE ISSUED - No</p> <p>Caution - Charges do not necessarily appear in order of priority</p> <p style="text-align: center;">** End of Current Title Search **</p> <p>COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2018] Requested By: D-ENQ EQUIFAX</p>
4.4	Comments on Title:	There are no onerous easements, encumbrances or interests reported on the Title that are considered to adversely affect the value, marketability and continued utility of the property.



5. Planning & Environmental Issues

5.1 Current Planning:

The subject property is located within the Brisbane City Council which adopted the Brisbane City Plan 2014 effective as of 30 June 2014.

An independent town planning report has not been provided to me. I have made my own enquiries with Brisbane City Council in this regard and have assumed the information provided is correct.

A search of Council's records has revealed the subject property has an area classification of '**Low Medium Density Residential (Up to 3 Storey) Zone**' in accordance with **Brisbane City Plan 2014**. The subject property also falls within **Low-Rise Residential Precinct** of the **Spring Hill Neighbourhood Plan**.

The current use appears to comply with the planning scheme and we have assumed the improvements have all necessary council approvals. The PD Online search revealed the following constraints:

8 PHILLIPS ST, SPRING HILL

Details

Property Number: 520649
Lot/DP: 1RP92424
Land Number(s): 10778084
Description: L.1 RP.92424 PAR NTH BRISBANE
Ward: CENTRAL

Status

CURRENT

Area

Area: 281 sq.m

Applications

There are no Development Assessment applications against this property

Zoning

QPP-LMR3 - LOW MEDIUM DENSITY RESIDENTIAL (UP TO 3 STOREYS) ZONE

Neighbourhood Plans and Overlays

QPP-P10-3 - PART 10.3 - LONG TERM INFRASTRUCTURE PLANS
QPP-PFTI-PL - PLANS FOR TRUNK INFRASTRUCTURE - PUBLIC PARKS AND LAND FOR COMMUNITY FACILITIES NETWORK
QPP-TNO-B1 - TRANSPORT NOISE CORRIDOR O/LAY: NOISE CORR-BRISBANE: DEVELOPMENT CODE MP4.4 NOISE CAT.1 SUB-CAT.
QPP-SHO - STREETSCAPE HIERARCHY OVERLAY
QPP-P10-1 - PART 10.1 - DEVELOPMENT SCHEMES FOR PRIORITY DEVELOPMENT AREAS WITHIN BRISBANE LOCAL GOVERNMENT AREA
QPP-PFTI-TPF - PLANS FOR TRUNK INFRASTRUCTURE - TRANSPORT NETWORK (PATHWAY NETWORK AND FERRY TERMINALS NETWORK)
QPP-DHO - DWELLING HOUSE CHARACTER OVERLAY
QPP-AEO-PANS - AIRPORT ENVIRONS OVERLAY - PROCEDURES AIR NAV SERVICES-AIRCRAFT OPS SURFACES SUB-CATEGORIES
QPP-CIO-CIM - CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CIMN PLANNING AREA SUB-CATEGORY
QPP-AEO-S13 - AIRPORT ENVIRONS OVERLAY - BBS SUB-CATEGORIES - DISTANCE FROM AIRPORT 8-13KM SUB-CATEGORY
QPP-SHTNP-2 - SPRING HILL NP - LOW-RISE RESIDENTIAL PRECINCT
QPP-PFTI-TR - PLANS FOR TRUNK INFRASTRUCTURE - TRANSPORT NETWORK (ROAD NETWORK)
QPP-PIA-PA - PRIORITY INFRASTRUCTURE AREA - PROJECTION AREA
QPP-CIO-CA - CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY - CRITICAL ASSETS SUB-CATEGORY
QPP-CPO - COMMUNITY PURPOSES NETWORK OVERLAY
QPP-AEO-OHL - AIRPORT ENVIRONS OVERLAY - HORIZONTAL LIMITATION SURFACE BOUNDARY SUB-CATEGORY
QPP-TBCO - TRADITIONAL BUILDING CHARACTER OVERLAY
QPP-PIA - PRIORITY INFRASTRUCTURE AREA
PCPA - TRAFFIC, PARKING CONTROL OR RESIDENTIAL PARKING PERMIT AREA
QPP-TBCO-N - TRADITIONAL BUILDING CHARACTER OVERLAY - NEIGHBOURHOOD CHARACTER SUB-CATEGORY
QPP-SHTNP-2C - SPRING HILL NP - LOW-RISE RESIDENTIAL 2C SUB-PRECINCT
QPP-OTHER - OTHER PLANS
QPP-PFTI-SW - PLANS FOR TRUNK INFRASTRUCTURE - STORMWATER NETWORK
QPP-CIO - CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK (CIMN) OVERLAY
QPP-BNO - BICYCLE NETWORK OVERLAY
QPP-AEO-BBS - AIRPORT ENVIRONS OVERLAY - BIRD AND BAT STRIKE ZONE SUB-CATEGORIES
QPP-AEO-OLS - AIRPORT ENVIRONS OVERLAY - OBSTACLE LIMITATION SURFACES (OLS) SUB-CATEGORIES
QPP-AEO - AIRPORT ENVIRONS OVERLAY
QPP-RHO - ROAD HIERARCHY OVERLAY
QPP-P10-2 - PART 10.2 - OTHER PLANS (SOUTH BANK CORPORATE AREA APPROVED DEVELOPMENT PLAN)
QPP-HO-AH - HERITAGE OVERLAY - AREA ADJOINING HERITAGE SUB-CATEGORY
QPP-HO - HERITAGE OVERLAY
QPP-SHTNP - SPRING HILL NEIGHBOURHOOD PLAN
QPP-TNO - TRANSPORT NOISE CORRIDOR OVERLAY

Extract from Brisbane Council PD Online

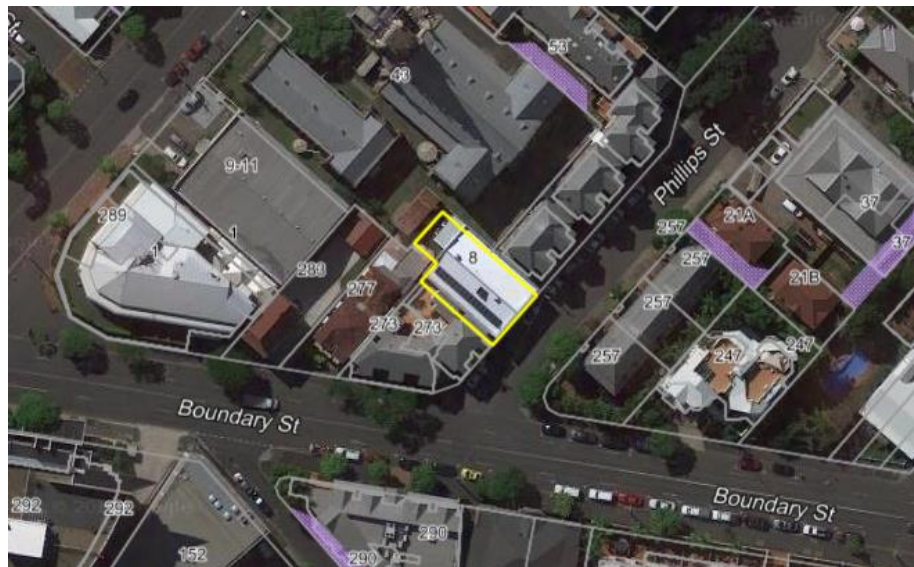


5.2 Highest & Best Use:	<p>The Highest and Best Use of a property is defined as “The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible.”</p> <p>The purpose of the Low-Medium Density Residential Zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale non-residential services and facilities that cater for local residents.</p> <p>The current commercial office use of the subject property is considered to represent its highest and best use</p>
5.3 Environmental Issues:	<p>Contamination:</p> <p>I have undertaken a search of the Environmental Management Register (EMR) and the Contaminated Land Register (CLR). The subject property is not listed on either register (search date 7 September 2018). A copy of the search has been included in the annexures for reference.</p> <p>This valuation assumes that the subject property is not contaminated and that there are no unknown environmental issues associated with the property that would affect its current or future use or reduce its marketability or injuriously affect its market value.</p> <p>Flooding:</p> <p>The subject property is located in an elevated position not known for flooding. Furthermore, a FloodWise Property Report has been obtained from the Brisbane City Council website which states the subject property has not been identified as being susceptible to flooding 'as this property has no flood levels or flags'.</p> <p>A copy of the 'FloodWise' report has been included in the annexures for reference.</p>



6. Land Particulars

6.1	Site Area:	281 square metres
6.2	Site Description:	The subject property comprises an irregular shaped inside allotment situated on the north-western side of Phillips Street. The land is situated at street level rising to the rear boundary.
6.3	Site/Subject Identification:	The subject property has been positively identified by the street address, cadastral map and onsite inspection.
6.4	Site Value:	\$680,000 (as at 30 June 2017)
6.5	Locality & surrounding development:	<p>The subject property is located within a good quality inner city mixed-use suburb of Spring Hill being situated approximately 750 north of the Brisbane Central Business District. The property is conveniently located to amenities and facilities.</p> <p>The surrounding development comprises a mixture of commercial properties, residential units, townhouses, flats and dwellings. The property backs onto St Pauls Church.</p>
6.6	Services:	Electricity, sewerage, telephone, waste removal and town water are provided.
6.7	Road system, Traffic & Access:	Phillips Street is a two-way fully sealed bitumen road with concrete kerbing, footpaths and guttering carrying a low volume of traffic. Vehicular access to the property is considered direct and convenient being maintained via Phillips Street. The subject property maintains some limited exposure to passing traffic off Boundary Street (a busy road).



Cadastral Map - RPdata





Locality Map – Google Maps



Aerial Photography – Near Map



7. Improvements

7.1	Description:	A circa 1980's refurbished freestanding office building providing upper and lower level office space plus lower level garage/storage area with parking for up to six cars.
7.2	Building details:	<p>Floors: Concrete Slab and timber</p> <p>External Walls: Painted brick</p> <p>Internal Linings: Plasterboard, painted brick, suspended grid ceiling panels</p> <p>Roof: Near flat metal deck</p> <p>Window Frames: Aluminium</p>
7.3	Accommodation:	<p>Upper Level: Four partitioned offices, two separate open plan office areas, kitchen/lunchroom, male and female amenities and courtyard area to the rear.</p> <p>Lower Level: Reception, boardroom (with kitchenette off) and garage/storage area (with separate toilet off) providing parking for up to six cars.</p> <p>It is noted that one of the upper level open plan office areas (72m²) is currently tenanted with the remainder of the building owner occupied.</p>
7.4	PC Items:	<p>Kitchen: 1.5 bowl sink, dishwasher, laminated benchtops and cupboards.</p> <p>Kitchenette: Single bowl wash tub, laminated benchtops and cupboards.</p> <p>Male Amenities: Two partitioned toilets and vanity.</p> <p>Female Amenities: Two partitioned toilets, shower recess and vanity.</p> <p>Separate Toilet: Toilet and hand basin.</p>
7.5	Fixtures and Fittings:	<ul style="list-style-type: none"> • Carpets to the upper level office component, tiles to the amenities and polished concrete to the lower level office component. • A security alarm system is installed. • Security bars are installed in part. • Ducted air-conditioning provided throughout. • Solar system installed.
7.6	Ancillary improvements:	The ancillary improvements comprise driveway, retaining walls, synthetic turf, boundary fencing in part and established grounds.



7.7 Building areas:	<table> <tr> <td>Tenancy 1 Upper:</td><td>108m²</td></tr> <tr> <td>Tenancy 1 Lower:</td><td>51m²</td></tr> <tr> <td>Tenancy 2:</td><td>72m²</td></tr> <tr> <td>TOTAL AREA:</td><td>231m²</td></tr> </table> <table> <tr> <td>Garage/Storage Area:</td><td>140m²</td></tr> <tr> <td>Common Areas:</td><td>50m²</td></tr> </table> <p>The building areas have been calculated from measurements taken onsite. Should a formal building survey reveal a significant variance to these areas, this valuation should be referred back to my office for further comment and reassessment if necessary</p>	Tenancy 1 Upper:	108m ²	Tenancy 1 Lower:	51m ²	Tenancy 2:	72m ²	TOTAL AREA:	231m²	Garage/Storage Area:	140m ²	Common Areas:	50m ²
Tenancy 1 Upper:	108m ²												
Tenancy 1 Lower:	51m ²												
Tenancy 2:	72m ²												
TOTAL AREA:	231m²												
Garage/Storage Area:	140m ²												
Common Areas:	50m ²												
7.8 Condition:	On inspection, the subject property was in a good state of repair overall with no major maintenance works required having recently undergone extensive refurbishment works.												
7.9 Asbestos Materials Report:	I have not been provided with an 'Asbestos Materials Report' for the subject property. On inspection there did not appear to be any asbestos present. Please note I am not qualified to conclusively determine the existence of asbestos and recommend that any intending lender satisfy themselves in this regard. The presence of asbestos, the change in community attitudes and the costs associated in dealing with its removal has the potential to reduce the future marketability and value of the property.												



8. General Comments

8.1 Anticipated Selling Period

I consider a reasonable selling period for the subject property to be between 3 – 6 months in the current market.

8.2 Market Commentary

At present there are very limited free-standing commercial buildings within inner city Brisbane available for sale. There is also a very limited number of sale recorded with the last several years for this style of property.

Office vacancy rates have fallen to its lowest level in four years with Brisbane CBD sitting at approximately 14.4% and Brisbane Fringe sitting at approximately 16% with a more positive outlook expected in the coming 12 months.

Both primary and secondary yields have remained stable recently at between 5.25% to 6.50% for prime and between 6.50% and 8.00% for secondary. Yield compression has been evident recently due to strong investor demand and the current low interest rate environment.

Owner occupiers continue to be the dominant buyers for this style of property with capital values predicted to remain stable with the possibly of moderate growth in the short to medium term.

Parties relying on this valuation should be aware and make adequate provisions for the risk of potentially declining property values, increased vacancy rates and the possibility of falling rents.

This valuation has been carried out by having regard to current market conditions and no liability is accepted for any loss or damage (including consequential or economic loss) suffered as a result of fluctuations in the property market subsequent to the date of valuation.

8.3 Sales History

25th of July 2014 - \$950,000

Earlier purchase of subject property prior to refurbishment.

8.4 Insurance Estimate

The Replacement Insurance Value is the estimated amount for the replacement and reinstatement of the building and all other improvements on the land. It also includes professional fees, anticipated cost movements, removal of debris and contingencies. I have assessed the Replacement Insurance Value of the subject improvements at **\$1,100,000** (including GST) in this instance. Please note that I am not a qualified quantity surveyor and this amount is for general purposes only.



9. Outgoings

I have been provided with a copy of the latest rates and urban utility notices as well as the annual cost of building insurance by the owner. I have estimated the annual ongoing maintenance and calculated the Land Tax of the subject property based on the current site value and rates for companies, trustees and absentees.

The estimated outgoings (on a per annum basis) are as follows:

Rates:	\$7,603
Urban Utility Charges:	\$1,537
Insurance:	\$3,882
Land Tax:	\$7,060
Maintenance:	\$1,500
Total:	\$21,582

Overall, the estimated outgoings for the subject property equate to \$21,582 per annum or \$93.43/m² (based on the total calculated building area of 231m²) which is considered high in this instance. It is noted that the outgoings equates to \$76.80/m² based on the floor area of 281m² (including common areas).



10. Leasing Evidence

Office Accommodation				
Address	Start Date	Rental	Building m ² (\$/m ²)	Term
13-25 Montpelier Road, Bowen Hills	November 2016	\$469,040 pa gross + GST	902m² (\$520/m² gross)	5 years + 5 years
Entire third level of modern A-grade commercial office building situated on the northern side of Montpelier Road (busy road with good exposure) and western side of Dunkinfield Street. Good standard of fixtures and fittings throughout including amenities, ducted air-conditioning and natural lighting.				
725 Ann Street, Fortitude Valley	August 2016	\$214,000 pa net + GST	384m² (\$557/m² net)	3 years
Ground level space of a two-level glass panel and rendered masonry commercial building. Accommodation comprises 384m ² of showroom and office space including reception, office, board room, workstations and amenities. Maintains decent exposure off busy Ann Street.				
Unit 3/62 Astor Terrace, Spring Hill	May 2017	\$164,475 pa gross + GST	387m² (\$425/m² gross)	6 years
Office space within a refurbished commercial building situated on the northern side of Astor Terrace. Building has reportedly been recently refitted with ample car parking.				
70 Brookes Street, Fortitude Valley	March 2017	\$459,546 pa gross + GST	1203m² (\$382/m² gross)	10 years
Two level freestanding commercial office building situated on the corner of St Pauls Terrace and Brookes Street maintaining good exposure. Accommodation comprises 1,203m ² of office space provided with ducted air-conditioning, amenities and 18 onsite car parks.				
Suite 16/220 Boundary Street, Spring Hill	January 2016	\$51,782 pa net + GST	145m² (\$357/m² net)	4 years + 3 years
A first floor suite within a complex known as 'Portman Place' – walk up building – construction consists of brick external walls and suspended concrete floors and ceilings – net lettable area of 145m ² with additional 14m ² balcony - two exclusive use car spaces – accommodation provided comprises offices, kitchenette and reception – semi modern fit out - four year lease that commenced January 2016 with a three year option for renewal.				
Suite 4C/490 Upper Edward Street, Spring Hill	January 2017	\$34,545 pa net + GST	83m² (\$416/m² net)	3 years + 3 years
A fourth floor office suite within an eleven storey refurbished office/retail building on the corner of Upper Edward and Leichhardt Streets – net lettable area of 83m ² - two exclusive use car spaces included – incentive of \$3,000 kitchenette upgrade – three year lease term with additional three year option.				
117 McLachlan Street, Fortitude Valley	December 2017	\$78,490 pa gross + GST	122m² (\$643/m² gross)	5 years + 5 years
Commercial office within a modern multi-level building of tilt-panel construction – net lettable area of 122m ² spanning part of the first floor – one single and one tandem car space provided – five year lease term with one five year option.				



Address	Start Date	Rental	Building m ² (\$/m ²)	Term
451 St Pauls Terrace, Fortitude Valley	April 2018	\$153,000 gross + GST	360m ² (\$425/m ² gross)	3 years
Partially tenancy to Pro Leaders Academy within a modern five-level commercial office building.				
451 St Pauls Terrace, Fortitude Valley	April 2018	\$141,525 gross + GST	333m ² (\$425/m ² gross)	4 years
Partially tenancy to St John's Ambulance within a modern five-level commercial office building.				
337 Water Street, Fortitude Valley	May 2018	\$35,000 gross + GST	157m ² (\$223/m ² gross)	3 years
Partially tenancy to Women's Health Queensland within a two level freestanding commercial building.				
105 Bowen Street, Spring Hill	February 2018	\$45,000 gross + GST	130m ² (\$346/m ² gross)	3 years
Freestanding office accommodation comprising 130m ² of refurbished air-conditioned office spaces. Maintains some character features with two onsite car parks.				

Due to the nature of commercial valuation and analysis, sales and leasing information is obtained from a number of sources including statutory records, internet sales records and discussions/interviews with commercial sales and leasing agents. Whilst we endeavour to verify the information, it is provided as a broad guide only and we are unable to guarantee its accuracy. If this information is shown to be incorrect, we reserve the right to review or alter our valuation accordingly.

Sale prices quoted within our schedule are exclusive of GST for comparison purposes. We endeavour to verify this information through a number of sources including selling agents but cannot guarantee its accuracy. Where sales information has been obtained from Statutory records (such as RP DATA), we assume the sale price listed is GST exclusive unless otherwise informed. If this is shown to be incorrect, we reserve the right to review or alter our valuation accordingly.



11. Occupancy Details and Rental Assessment

LEASE	
Lessor:	Natale Antonio Scoglio
Lessee:	Archr Design Pty Ltd
Premises Leased:	72m ² of the first floor of 9 Phillips Street, Spring Hill
Permitted Use:	Commercial office (architect office)
Passing Rent:	\$29,880 per annum net + GST
Commencement Date:	3 September 2018
Expiry Date:	2 September 2021
Further Terms/Options:	Nil
Outgoings:	Sum of money equal lessees proportion of outgoings
Rent Review	4% or CPI per annum (whichever is greater)

On inspection one of the open plan office spaces (72m²) had recently been leased to Archr Design Pty Ltd (architects) for \$29,880 per annum net on a 3 year lease. This equates \$415/m² which I consider to be in line with the local market. I have been advised that there is an initial three month rent free period.

The remaining 159m² (including the lower level boardroom and reception) was owner occupied.

After reviewing comparable rental evidence, discussions with local leasing agents and taking into consideration the size, quality and location of the subject property, I consider the net achievable annual market rental of the owner occupied 159m² of the subject building to be \$55,650 + GST in this instance. This equates to \$350/m² based on the floor area of 159m².



Added together this equates to total net income for the subject property of \$85,530 per annum.

An anticipated lease up/incentive period of six (6) months has been adopted for the owner occupied portion of the subject building in this instance.

A leasing schedule is provided on Section 10 of this report for comparison and reference.



12. Sales Evidence

Sale	Address	Sale Date	Sale Price	Building size (Rate/m ²)	Site Area (Rate/m ²)	Analysed Yield
1.	10 Prospect Street, Fortitude Valley	24/04/2018	\$1,100,000	175m ² (\$6,286/m ²)	253m ² (\$4,348/m ²)	4.91%*
<p>A regular shaped inside allotment situated on the north-western side of Prospect Street backing onto a trainline to the rear. The site is improved with a 175m² single level commercial building. The property has onsite parking for up to four (4) vehicles to the rear.</p> <p>The land is designated Mixed Use (Inner City) Zone and falls within the Light Street Hill Precinct of the Fortitude Valley Neighbourhood Plan.</p> <p>I have been advised by the selling agent that the sale price is GST exclusive.</p> <p>*Discussions with the selling agent have revealed the property sold to with a short-term tenancy in place to purchaser intending to owner occupy. For yield analysis purposes, I have adopted a gross market rent of \$380/m², outgoings of \$60/m², a six month lease up/incentives allowance and 15% leasing agent's fees.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>COMPARISON: Slightly smaller site area – superior zoning – smaller building area – inferior condition – inferior car parking – overall considered inferior but having a superior overall risk profile.</p>						



Sale	Address	Sale Date	Sale Price	Building size (Rate/m ²)	Site Area (Rate/m ²)	Analysed Yield
2.	28 Church Street, Fortitude Valley	31/05/2018	\$1,200,000*	400m ² (\$3,000/m ²)	223m ² (\$5,381/m ²)	6.34%**

A regular shaped inside allotment situated on the southern side of Church Street within reasonably close proximity to a train line. The site is improved with a two-level freestanding commercial character brick and timber building utilised for commercial office space. Sold in somewhat dated condition internally.

The land is included within the **Mixed Use (Inner City) Zone** and within the **Valley Gateway Precinct** of the **Fortitude Valley Neighbourhood Plan** which permits a maximum building height of **10 storeys** where the development site is greater than 500m². The land is not flood affected.

*Sale price excluding GST.

*I have been advised that at the time of sale, the property was partly tenanted but became vacant soon after settlement. I have therefore treated the sales as being sold with vacant possession. For yield analysis purposes, I have adopted a gross market rent of \$250/m², outgoings of \$50/m², a six month lease up/incentives allowance and 15% leasing agent's fees.



COMPARISON: Smaller site area – larger building area – inferior fit-out – inferior condition – overall considered inferior and having an inferior overall risk profile.



Sale	Address	Sale Date	Sale Price	Building size (Rate/m ²)	Site Area (Rate/m ²)	Analysed Yield
3.	35 Jeays Street, Bowen Hills	27/06/2016	\$1,350,000	290m ² (\$4,655/m ²)	304m ² (\$4,441/m ²)	5.01%*

An 'Emerging Community Zone' and 'Bowen Hills Priority Development Area' designated property improved with a circa 1970 two level freestanding rendered masonry and painted concrete block commercial building having a near flat roof - office accommodation is provided over both levels (including a boardroom) - a garage is situated on the lower level and three unmarked carparking spaces are also provided (with a reported total of six car spaces) - features include air conditioning, a security alarm system, and shower and toilet amenities (on both levels) - the building sold in refurbished condition with a full office fit-out and data cabling - occupied by 'Pells Sullivan Meynink Engineering Consultants'.

*Reportedly sold partly leased, however the occupancy details for the property have not been disclosed. For yield analysis purposes, I have adopted a gross market rent of \$300/m², outgoings of \$50/m², a six month lease up/incentives allowance and 15% for the leasing agent's fees.



COMPARISON: Dated sale - slightly larger site area - slightly inferior location - larger building area - similar car parking - slightly inferior condition - overall considered slightly inferior but having a superior overall risk profile.



Sale	Address	Sale Date	Sale Price	Building size (Rate/m ²)	Site Area (Rate/m ²)	Analysed Yield
4.	240 Saint Pauls Terrace, Fortitude Valley	31/10/2016	\$1,550,000	232m ² (\$6,681/m ²)	405m ² (\$3,827/m ²)	3.56%*

A regular shaped inside allotment situated on the north-western side of Saint Pauls Terrace. Vehicular access is maintained to the rear via a shared easement driveway off Grenanier Street. The site is improved with a highset circa 1900 commercial character building. Accommodation reportedly comprises 232m² of air-conditioned office accommodation with onsite amenities. The lower level comprises car parking with reported space for six cars. Building maintains good exposure off busy Saint Pauls Terrace.

The land is included within the **District Centre (District) Zone** and within the **Low-Rise Commercial Precinct** of the **Spring Hill Neighbourhood Plan**. It is noted that property is constrained by a Pre-1911 Building Overlay'. An application was made February 2018 to 'apply superseded planning scheme'.

*The sale appears to have transacted with vacant possession (as advertised). For yield analysis purposes, I have adopted a gross market rent of \$300/m², outgoings of circa \$50/m², a six month lease up/incentives allowance and 15% leasing agent's fees.



COMPARISON: Dated sale – larger site area – similar building area – similar car parking – busier position with superior exposure – character commercial property – overall considered superior and having a superior overall risk profile.



Sale	Address	Sale Date	Sale Price	Building size (Rate/m ²)	Site Area (Rate/m ²)	Analysed Yield
5.	337 Water Street, Fortitude Valley	20/03/2017	\$1,600,000	328m ² (\$4,878/m ²)	405m ² (\$3,901/m ²)	4.79%*

An irregular shaped inside allotment situated on the south eastern side of Water Street. The site is improved with a two-level commercial building. Accommodation reportedly comprises 328m² of air-conditioned office accommodation with onsite amenities which can be split into two tenancies. Six car spaces are provided to the front of the building. Property provided with very limited exposure being situated on a reasonably quite one-way street.

The land is included within the **Mixed Use (Inner City) Zone** and within the **Water Street Precinct** of the **Fortitude Valley Neighbourhood Plan** which permits a maximum building height of **4 storeys** where the development site is less than 1,000m² (or 6 storeys where the site is greater than 1,000m²).

A 'Floodwise' Property Report has been obtained from Brisbane City Council which indicates the land is constrained by an 'Overland Flow Path'.

*The sale appears to have transacted with vacant possession (as advertised). For yield analysis purposes, I have adopted a gross market rent of \$300/m², outgoings of circa \$50/m², a six month lease up/incentives allowance and 15% leasing agent's fees.



COMPARISON: Larger site area – slightly inferior location – larger building area – inferior condition – overall considered superior on a direct comparison basis and having a superior overall risk profile.



Sale	Address	Sale Date	Sale Price	Building size (Rate/m ²)	Site Area (Rate/m ²)	Analysed Yield
6.	63 Amelia Street, Fortitude Valley	25/05/2017	\$2,010,000	548m ² (\$3,668/m ²)	430m ² (\$4,674/m ²)	6.24%*

A regular shaped inside allotment situated on the north-eastern side of Amelia Street. The site is improved with a two-level commercial building. Accommodation reportedly comprises 548m² of air-conditioned office space plus warehouse/storage accommodation to the lower level. Six grade car parks provide onsite. Amelia Street is a reasonably quiet street with the building maintaining limited exposure.

The land is included within the **Mixed Use (Inner City) Zone** and within the **Water Street Precinct** of the **Fortitude Valley Neighbourhood Plan** which permits a maximum building height of **4 storeys** where the development site is less than 1,000m² (or 6 storeys where the site is greater than 1,000m²).

*The sale appears to have transacted with vacant possession (as advertised). For yield analysis purposes, I have adopted a gross market rent of \$300/m², outgoings of circa \$50/m², a six month lease up/incentives allowance and 15% leasing agent's fees.



COMPARISON: Larger site area – far larger building area – slightly inferior location – slightly inferior condition – overall considered superior but having an inferior overall risk profile.



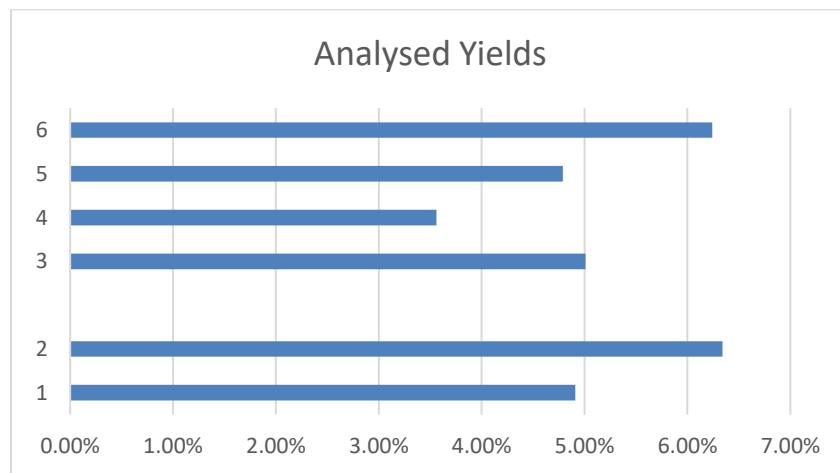
13. Basis of Valuation

Capitalisation Approach

I have adopted the capitalisation approach as my primary method of assessment in this instance as there is a lease in place (which is not a related entity) over part of the subject building. This involves the capitalisation of the net achievable income at an appropriate market derived yield (capitalisation rate). The capitalisation rate is derived by having regard to the location of the subject property, land size, quality and layout of the property and the evidence of current returns being achieved from similar properties within the area.

Sale evidence investigated has revealed that freestanding commercial properties generally sell for yields of between 3.56% and 6.34%, reflecting upon factors such as the location, land size, redevelopment potential, level of exposure, fit out, building size, type of construction and age. A summary of the sales contained in Section 12 of this report is included below:

Sale	Address	Sale Date	Sale Price	Analysed Yield
1.	10 Prospect Street, Fortitude Valley	24/04/2018	\$1,100,000	4.91%
2.	28 Church Street, Fortitude Valley	31/05/2018	\$1,200,000	6.34%
3.	35 Jeays Street, Bowen Hills	27/06/2016	\$1,350,000	5.01%
4.	240 Saint Pauls Terrace, Fortitude Valley	31/10/2016	\$1,550,000	3.56%
5.	337 Water Street, Fortitude Valley	20/03/2017	\$1,600,000	4.79%
6.	63 Amelia Street, Fortitude Valley	25/05/2017	\$2,010,000	6.24%



I have calculated a net market rent of \$84,300 per annum + GST for the subject building. Taking into consideration the location, land size, zoning, building size and condition, I have adopted a market yield range of 5.50% to 6.00% for the capitalisation assessment. I have then made an allowance for the rent free period of Tenancy 2 (assuming two months repayments remaining), plus the let up costs for the owner occupied 159m² of the subject building including an anticipated lease-up period of six months, six months of outgoings which would have been recoverable and agent fees with my calculations as follows:



Assessed Net Annual Income	\$85,530	
Cap Rate Range (Sensitivity Analysis)	5.50%	6.00%
Capitalisation Range	\$1,555,091	\$1,425,500
Less Rent Free Period Tenancy 2	\$4,980	\$4,980
Less Lease-up Allowances & Costs (For Owner Occupied Tenancy Only) Lease Up (6 months rent)	\$42,765	\$42,765
Agents Commission (15%)	\$12,830	\$12,830
Loss of Recoverable Outgoings	\$7,428	\$7,428
Total	<u>\$68,002</u>	<u>\$68,002</u>
Valuation Range	\$1,487,089	\$1,357,498
For Practical Purposes Adopt Contract Price	\$1,425,000	



Direct Comparison Approach (Quantum Dollar Basis)

I have adopted the direct comparison approach on a 'quantum dollar' basis as my primary basis of assessment.

Whilst analysis on either land or building size (reflected as a dollar rate per square metre) can be a useful tool for comparisons between sales and the property being assessed, in the current case, the sales reflect a divergent range. In my experience, market participants rarely use these rates as the primary basis for formulating values for properties in this category. That is, properties which form the entry level price for free-standing commercial buildings within inner city Brisbane. Instead, prudent purchasers make overall (whole quantum dollar) comparisons which are based on, but not limited to, location, land size, building size/condition/layout and so on.

A sales schedule is provided within **Section 12** and these sales are summarised below for ease of reference:

Sale	Address	Sale Date	Sale Price	Building size (Rate/m ²)	Site Area (Rate/m ²)
1.	10 Prospect Street, Fortitude Valley	24/04/2018	\$1,100,000	175m ² (\$6,286/m ²)	253m ² (\$4,348/m ²)
2.	28 Church Street, Fortitude Valley	31/05/2018	\$1,200,000	400m ² (\$3,000/m ²)	223m ² (\$5,381/m ²)
3.	35 Jeays Street, Bowen Hills	27/06/2016	\$1,350,000	290m ² (\$4,655/m ²)	304m ² (\$4,441/m ²)
4.	240 Saint Pauls Terrace, Fortitude Valley	31/10/2016	\$1,550,000	232m ² (\$6,681/m ²)	405m ² (\$3,827/m ²)
5.	337 Water Street, Fortitude Valley	20/03/2017	\$1,600,000	328m ² (\$4,878/m ²)	405m ² (\$3,901/m ²)
6.	63 Amelia Street, Fortitude Valley	25/05/2017	\$2,010,000	548m ² (\$3,668/m ²)	430m ² (\$4,674/m ²)

On a quantum dollar basis, the sales range from **\$1,100,000** to **\$2,010,000**.

Sale 1 and **Sale 2** are considered inferior overall.

Sale 3 is a slightly inferior overall.

Sales 4 to 6 are considered superior overall.

There is a lack of recently recorded, directly comparable sales evidence available for valuation purposes in this instance. Of the sales evidence investigated I consider **Sale 3** and **Sale 4** to be the most relevant.

Sale 3, 35 Jeays Street, Bowen Hills sold for \$1,350,000. This sale has a slightly larger site area, is situated in a slightly inferior location has a slightly larger building area but is in inferior condition overall. Overall, I considered this sale to be slightly inferior compared to the subject property.

Sale 4, 240 Saint Pauls Terrace, Fortitude Valley sold for \$1,550,000. This sale has a larger site area, superior exposure, similar building area, similar car parking, but is in inferior condition being a character style commercial property. Overall, I considered this sale to be superior compared to the subject property.

Having regard to the available evidence, I consider **\$1,425,000** to be a fair assessment of current market value for the subject property. The direct comparison approach supports the primary method of assessment in this instance.



14. Valuation

Subject to the qualifications, limitations and assumptions contained within this report, I hereby certify the current market value of the subject property (excluding GST) to be:

\$1,425,000

(ONE MILLION, FOUR HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS)

Certified at Brisbane in the State of Queensland on the Tenth day of September 2018 by Ryan Woods, an Associate of the Australian Property Institute and Registered Valuer in Queensland (No. 3712).



Ryan Woods, AAPI
Certified Practising Valuer
Registered Valuer No. 3712



Chris Kamitsis, FAPI*
Director

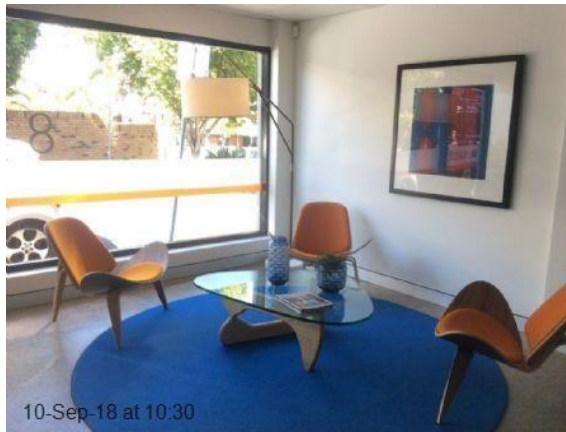
HORRIGAN KAMITSIS VALUERS PTY LTD

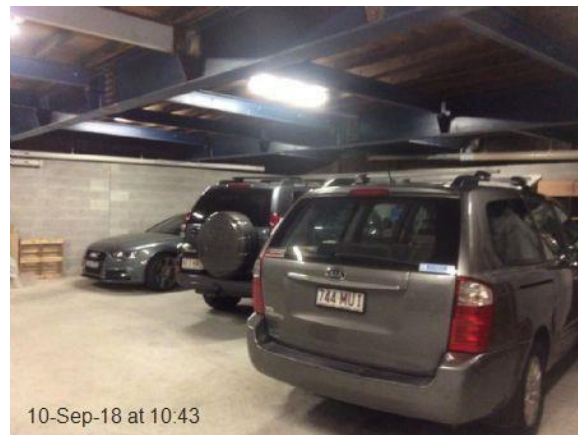
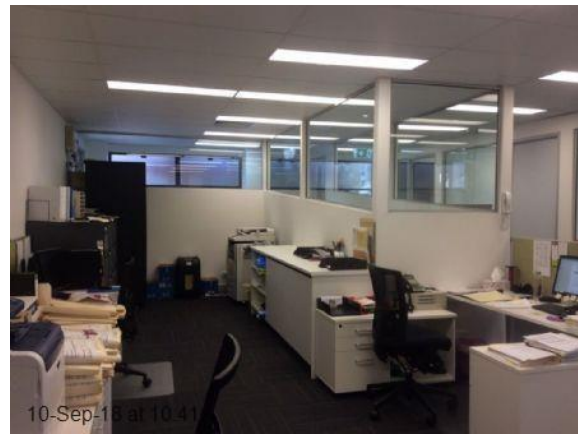
** This counter signatory verifies that the original of this report is an authentic valuation from Horrigan Kamitsis Valuers Pty Ltd. The opinion of value expressed in this report has been arrived at entirely by the prime signatory alone and not the counter signatory.*

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. This valuation may not be assigned or re-assigned to any party without the written approval of Horrigan Kamitsis Valuers Pty Ltd.



15. Photographs





16. Assumptions, Limitations & Disclaimers

16.1	Purpose:	To determine the current market value of the subject property known as 8 Phillips Street, Spring Hill for taxation purpose for the exclusive use of Scoglio Group Superannuation Pty Ltd.
16.2	Assumptions:	Assumptions are a necessary part of this valuation. Assumptions are made because some matters are not capable of accurate determination at the date of valuation or fall outside the scope of our expertise. Assumptions adopted by Horrigan Kamitsis Valuers Pty Ltd are formulated on the basis that they could be reasonably expected from a professional valuer undertaking a similar assessment.
16.3	Investigations undertaken:	Horrigan Kamitsis Valuers Pty Ltd has completed this valuation on the basis that we are not engaged to carry out all possible investigations in relation to the subject property. We have identified certain limitations to our investigations which will enable you to instruct further investigations where you consider it is appropriate. Horrigan Kamitsis Valuers Pty Ltd is not liable for any loss arising from a decision not to instruct further investigations or engage other appropriately qualified consultants whereby information obtained from these further investigations may have adversely changed or impacted the valuation report or the assessment of value for the subject property.
16.4	Not a structural survey:	This valuation report is not a structural survey. We have <u>not</u> been provided with a copy of building inspection report or structural survey.
16.5	Building areas:	The building areas provided within this report are based on external measurements but should be considered as approximate only. Should a building or architects report reveal a discrepancy, this valuation report should be referred back to the valuer for further comment and reassessment if necessary.
16.6	Town planning:	We have not been provided with a town planning report or town planning certificate. It has been assumed that information obtained from the relevant local authority is accurate. Should a town planning report or planning certificate reveal a discrepancy from what has been stated within this valuation, then this valuation should be referred back to the valuer for further comment and reassessment if necessary.
16.7	Site details:	We have not been provided with a current survey by a Registered Surveyor. This valuation has been carried out on the basis that there are no encroachments.
16.8	Title details:	In the event that a comprehensive title search or search of the original Crown Grant identifies any easement or encumbrance not noted within this report, Horrigan Kamitsis Valuers Pty Ltd should be consulted to reassess any impact to the market value or risk assessment.
16.9	Not adversely affected:	<p>Unless otherwise expressly stated within the report, the valuation will assume that the subject property is not adversely affected by:</p> <ol style="list-style-type: none"> 1. heritage or preservation orders; 2. land slip; 3. flooding; 4. mine subsidence; 5. main road acquisition; 6. or any unknown adverse feature. <p>Should any search reveal the contrary, this valuation report should be referred back to the valuer for further comment and reassessment if necessary.</p>



16.10	Environmental issues:	In the absence of an environmental site assessment relating to the subject property, we have assumed that the site is free of elevated levels of contaminants. Our visual inspection of the subject property did not reveal any obvious signs of contamination. However, our visual inspection is an inconclusive indicator of the condition of the site. We make no representation as to the actual environmental status of the subject property. Should an environmental assessment be carried out which reveals elevated levels of contamination which requires remediation, this valuation should be referred back to the valuer for further comment and reassessment.
16.11	No liability to other parties:	This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. This valuation may not be assigned or re-assigned to any party without the written approval by a director of Horrigan Kamitsis Valuers Pty Ltd.
16.12	Valuation subject to change:	<p>No liability is accepted for any loss or damage (including consequential or economic loss) suffered as a result of fluctuations in the property market subsequent to the date of valuation.</p> <p>This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). 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 this valuation is relied upon after the expiration of three months from the date of valuation.</p>
16.13	Limited Liability Clause:	Liability limited by a scheme approved under Professional Standards Legislation.
16.14	Indemnity:	<p>The client will not pursue any claim against Horrigan Kamitsis Valuers and its directors and employees and releases Horrigan Kamitsis Valuers from any and all legal actions or claims, arising from work that in any way relates to the services and valuation report provided by Horrigan Kamitsis Valuers. This release applies even if the client considers that Horrigan Kamitsis Valuers have performed this work negligently, in breach of the Australian Consumer Law (or any other statute), or in breach of the common law.</p> <p>The client indemnifies Horrigan Kamitsis Valuers in relation to any action brought against Horrigan Kamitsis Valuers, by any party, that in any way concerns the services and valuation report provided by Horrigan Kamitsis Valuers. This indemnity applies even if the client considers that Horrigan Kamitsis Valuers have performed this work negligently, in breach of the Australian Consumer Law (or any other statute), or in breach of the common law. The scope of this indemnity is to be given the broadest possible application and includes:</p> <ul style="list-style-type: none"> a) Any loss or damage the parties or anyone else may claim to have suffered by reason of provision of the services and valuation. b) All costs and expenses including legal costs which are incurred by Horrigan Kamitsis Valuers associated with any possible claim indicated against Horrigan Kamitsis Valuers that in any way relates to the services and valuation. c) All costs and expenses including legal costs, incurred by Horrigan Kamitsis Valuers associated with any proceeding Horrigan Kamitsis Valuers may be obliged to defend that in any way relates to the services and valuation. Any such costs are to be paid by the client, on a monthly basis in arrears. <p>If, for any reason, the releases and indemnity outlined above are not effective and a claim is made which in any way relates to the provision of the services and valuation, the liability for that claim, will be limited, in the sole discretion of Horrigan Kamitsis Valuers, to either the fee for the services or the cost of providing the valuation and services again.</p> <p>The releases above do not apply to any conduct by Horrigan Kamitsis Valuers which is fraudulent or willfully dishonest.</p>



ANNEXURES

- LETTER OF INSTRUCTION
- CURRENT PROPERTY INFORMATION
- ENVIRONMENTAL MANAGEMENT REGISTER AND CONTAMINATED LAND REGISTER SEARCH
- BRISBANE CITY COUNCIL FLOODWISE PROPERTY REPORT



LETTER OF INSTRUCTION

HORRIGAN KAMITSIS VALUERS

VALUATION REQUEST FORM

Page 1 of 4

The Client:

Name: **Scoglio Group Superannuation Pty Ltd**

Contact numbers (please nominate best number): Home: ☐ Mobile: ☐ 0411 223624 Work: ☐ 07 3833 2100

Email address: **tony@scogliolaw.com.au**

Property Details:

Address of property: **8 Phillips Street, Spring Hill**

Lot and Plan details (if available): **L 1 RP 92424**

Contract price/estimate of market value: **\$950,000 (building unrenovated 2014) + \$500,000 Refurbishment completed Apr 2015**

Who do we contact to gain access to the property? **Tony Scoglio**

Valuation Details:

Purpose of valuation:

Mortgage security	<input type="checkbox"/>	Stamp duty	<input type="checkbox"/>
Tax purposes	<input checked="" type="checkbox"/>	Matrimonial	<input type="checkbox"/>
Pre sale purposes	<input type="checkbox"/>	Family Court	<input type="checkbox"/>
Pre purchase	<input type="checkbox"/>	Estate	<input type="checkbox"/>
Resumption purposes	<input type="checkbox"/>	Other	<input type="checkbox"/>

If other, please specify: **Requested by Accountant of our SMSF**

If the valuation is required for mortgage purposes, please specify the bank or financial institution:

Is the valuation required for litigation or Family Court purposes: Yes ☐ No ☒ If yes, please specify:

Is the valuation required as at the current date: Yes ☐ No ☒ If not, please specify a date: **As at 30 June 2018**

Special instructions: **Please provide quote before doing any work and incurring fees.**

Client Acceptance of Services, Terms & Conditions:

Agreed fee including GST: \$ **12,000 + GST**

An invoice will be forwarded to you upon receipt of this formal instruction. Payment is required before commencement of the valuation.

Acceptance of fee and attached terms and conditions (1 to 16): **I have read, understood and agree to the attached terms and conditions. I hereby request a valuation from Horrigan Kamitsis Valuers Pty Ltd in accordance with this instruction form and the attached terms and conditions (1 to 16).**

Name: **(Tony) Natalie Antonio SGOGLIO** Signature:

Date: **13/06/2018**

PHONE 07 3831 1422 Suite 14 Portman Place Horrigan Kamitsis Valuers Pty Ltd INDEPENDENT VALUERS AND PROPERTY CONSULTANTS
FAX 07 3831 9170 220 Boundary Street ACN 010 896 796 Liability limited by a scheme approved under Professional Standards Legislation
EMAIL valuers@hkv.com.au Spring Hill Q 4000 ABN 96 010 896 796 **hkv.com.au**



CURRENT PROPERTY INFORMATION

Property Detail

8 Phillips Street Spring Hill, QLD, 4000

281m²

Update Data

Property Type: Commercial

Last Sale Details

Sale Price: \$950,000

Sale Date: 25 Jul 2014

Settlement Date: 16 Oct 2014

Sale Type: Normal Sale

Land Use 1: Shop-Single

Zoning: S/d Lr1-Lr4 & Hr1 Spring Hill/petrie Tce

Legal Description

RPD: L1 RP92424

LA: Brisbane - Brisbane

Issue Date: Nov 14

VG Number: 00024900000000

Fee Code: Freehold

Owner Code: Private Person

Get Title Reference

Land Values

Valuation Date	Site Value	Valuation Number
30 Jun 2017	\$680,000	00024900000000

Ownership

8 PHILLIPS ST PTY LTD
89 LANDSDOWNE ST
NEWMARKET QLD 4051

Back to search results

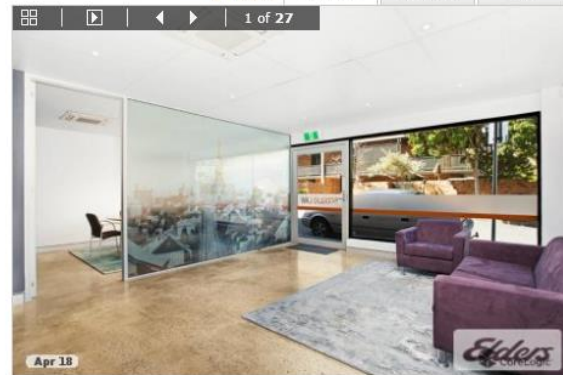
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Street View

Map



Property Tasks

Customise Tasks

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ENVIRONMENTAL MANAGEMENT REGISTER AND CONTAMINATED LAND
REGISTER SEARCH

Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

EQUIFAX
PO BOX 13294
BRISBANE QLD 4000

Transaction ID: 50482572 EMR Site Id: 07 September 2018
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 1 Plan: RP92424
8 PHILLIPS
SPRING HILL

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



BRISBANE CITY COUNCIL FLOODWISE PROPERTY REPORT

**Brisbane City Council**
FloodWise Property Report

Report Reference

1536127431118

05/09/2018 16:03:51

*Dedicated to a better Brisbane***THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY**

The FloodWise Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

To find out more about how the contents of this report may affect building or development on this property, please visit www.brisbane.qld.gov.au/planning-building. For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit www.brisbane.qld.gov.au/beprepared

THIS IS A REPORT FOR:

Rateable Address: 8 PHILLIPS ST, SPRING HILL QLD 4000

Lot Details: L1 RP.92424

This property has no flood levels or flags for building or development purposes

Brisbane City Council has not assigned flood level information for this property for building or development purposes.

For professional advice or a detailed assessment of a property contact a Registered Professional Engineer of Queensland.

For general information about your flood risk and how to prepare your home or business for potential flooding visit www.brisbane.qld.gov.au/beprepared.

**HORRIGAN KAMITSIS**
VALUERS

INDEPENDENT VALUERS AND PROPERTY CONSULTANTS

Liability limited by a scheme approved under Professional Standards Legislation

hkv.com.au

Scoglio Group Superannuation Fund - Depreciation Calculations for the Year Ended 30 June 2019

30/06/2019											
	Date	Item	Cost	Opening Written-Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation - Prime Cost	Depreciation - Diminishing Balance	Closing Written-Down Value
765 - Plant & Equipment - At Written-Down Value	1/07/2017		\$1,845.00	\$3,522.69							
	3/08/2017	External Building Signage (50% Deposit)	\$1,845.00				\$3,522.69	5%	\$176.13		\$3,346.55
									<u>\$176.13</u>		<u>\$3,346.55</u>
											[76500] - Plant & Equipment
770 - Structural Improvements - At Written-Down Value	1/07/2016		\$392,512.71	\$358,406.91	\$0.00	\$0.00	\$358,406.91	2.50%	\$9,812.82		\$348,594.09
											[77000] - Structural Improvements
771 - Borrowing Costs - At Written-Down Value	1/07/2016		\$4,457.00	\$1,960.62	\$0.00	\$0.00	\$1,960.62	20%	\$392.12		\$1,568.49
											[77101] - Borrowing Costs
				Correct Depcn	Depcn claimed	Adjustment	Total Depreciation Expense =		\$10,381.08		
				83.66	92.25				[33400] - Depreciation		

Scoglio Group Superannuation Fund - Depreciation Calculations for the Year Ended 30 June 2018

30/06/2018											
	Date	Item	Cost	Opening Written-Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation - Prime Cost	Depreciation - Diminishing Balance	Closing Written-Down Value
765 - Plant & Equipment - At Written-Down Value	1/07/2017		\$1,845.00	\$1,845.00							
	3/08/2017	External Building Signage (50% Deposit)	\$1,845.00			\$1,845.00	\$3,690.00	5%	\$167.31		\$3,522.69
									<u>\$167.31</u>		<u>\$3,522.69</u>
											[76500] - Plant & Equipment
770 - Structural Improvements - At Written-Down Value	1/07/2016		\$392,512.71	\$368,219.73	\$0.00	\$0.00	\$368,219.73	2.50%	\$9,812.82		\$358,406.91
											[77000] - Structural Improvements
771 - Borrowing Costs - At Written-Down Value	1/07/2016		\$4,457.00	\$2,450.77	\$0.00	\$0.00	\$2,450.77	20%	\$490.15		\$1,960.62
											[77101] - Borrowing Costs
				Correct Depcn	Depcn claimed	Adjustment	Total Depreciation Expense =		\$10,470.29		
				83.66	92.25				[33400] - Depreciation		

Scoglio Group Superannuation Fund - Depreciation Calculations for the Year Ended 30 June 2017

30/06/2017											
	Date	Item	Cost	Opening Written-Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation - Prime Cost	Depreciation - Diminishing Balance	Closing Written-Down Value
765 - Plant & Equipment - At Written-Down Value	1/07/2016		\$0.00	\$0.00							
	22/05/2017	External Building Signage (50% Deposit)	\$1,845.00			\$1,845.00	\$1,845.00		\$0.00	[Commence Depreciating Asset Once Full Amount Paid in FY 2018]	\$1,845.00
									<u>\$0.00</u>		<u>\$1,845.00</u>
											[76500] - Plant & Equipment
770 - Structural Improvements - At Written-Down Value	1/07/2016		\$392,512.71	\$378,340.84	\$0.00	\$0.00	\$378,340.84	2.50%	\$10,121.12		\$368,219.73
											[77000] - Structural Improvements
771 - Borrowing Costs - At Written-Down Value	1/07/2016		\$4,457.00	\$3,063.46	\$0.00	\$0.00	\$3,063.46	20%	\$612.69		\$2,450.77
											[77101] - Borrowing Costs
				Correct Depcn	Depcn claimed	Adjustment	Total Depreciation Expense =		\$10,733.81		
				9,813	9,505	308			[33400] - Depreciation		

Scoglio Group Superannuation Fund - Depreciation Calculations for the Year Ended 30 June 2016

30/06/2016											
	Date	Item	Cost	Opening Written-Down Value	Disposals	Additions	Total Value for Depreciation	Rate	Depreciation - Prime Cost	Depreciation - Diminishing Balance	Closing Written-Down Value
770 - Structural Improvements - At Written-Down Value	1/07/2015		\$348,189.85	\$343,522.51			\$343,522.51	2.50%	\$8,588.06		\$334,934.45
	17/08/2015					\$4,545.45	\$4,545.45	2.50%	\$99.00		\$4,446.45
	11/12/2015					\$4,085.00	\$4,085.00	2.50%	\$56.52		\$4,028.48
	21/01/2016					\$2,500.00	\$2,500.00	2.50%	\$27.57		\$2,472.43
	17/08/2015					\$450.00	\$450.00	2.50%	\$9.80		\$440.20
	17/08/2015					\$6,631.50	\$6,631.50	2.50%	\$144.44		\$6,487.06
	17/08/2015					\$232.73	\$232.73	2.50%	\$5.07		\$227.66
	21/08/2015					\$7,620.00	\$7,620.00	2.50%	\$163.88		\$7,456.12
	7/08/2015					\$18,258.18	\$18,258.18	2.50%	\$410.18		\$17,848.00
									<u>\$9,504.53</u>		<u>\$378,340.84</u>
											[77000] - Structural Improvements
771 - Borrowing Costs - At Written-Down Value	1/07/2015		\$4,457.00	\$3,829.33	\$0.00	\$0.00	\$3,829.33	20%	\$765.87		\$3,063.46
											[77101] - Borrowing Costs
							Total Depreciation Expense =		\$10,270.40		
									[33400] - Depreciation		