

Valuation Report

Residential Property



14/224 Harrow Road, Glenfield NSW 2167

As at 23 August 2021
Prepared for Sandra Wellington
Our Ref JB2582202

Norwest

Herron Todd White (NAT Operations) Pty Ltd
ABN 96 632 595 692

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Address	14/224 Harrow Road, Glenfield NSW 2167
Date of Inspection	23 August 2021
Date of Valuation	23 August 2021
Date of Issue	30 August 2021
Prepared For	Sandra Wellington
Purpose of Valuation	Market Value for Self Managed Superannuation Fund Reporting Purposes only. This valuation report 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 the valuer does not assume any liability or responsibility to any other party who does so rely upon the valuation without the express written authority of Herron Todd White (NAT Operations) Pty Ltd.
Definition of 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.
Real Property Description	LOT 4 SP21924 Certificate of Title Not Sighted - We advise that no title search of the property has been undertaken or sighted. In the event that a full title search is obtained and that it contains anything which could be considered have an impact on the value of the property, we reserve the right to review our valuation. Any Real Property Description (ie. Lot and Plan details) quoted in this report have been obtained from third party information sources and whilst endeavours have been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon. Should any encumbrance not noted within this report be discovered, the valuer should be consulted to reassess any effect on the value stated in this report. A Local Authority search has not been carried out and it is assumed the property is free of requisitions.
Owners Corporation Responsibility	Lot Entitlement: 52 out of 605.
Registered Proprietor	S & S Wellington Pty Ltd
Local Authority	Campbelltown City Council (NSW)
Zoning	R2 Low Density Residential
Town Planning Scheme	Campbelltown Local Environmental Plan 2015
Zoning Effect/Permitted Use	A residential villa unit is permitted under this zoning. It should be noted that we have not sighted any town planning approvals for the subject property. Our valuation is based on the assumption that all of the improvements have been fully approved by the relevant authorities.
Services	Electricity, mains sewerage, telephone, mains gas and town water are connected to the property. Harrow Road is a sealed typical suburban street with concrete kerbing and channelling.

Location	<p>Glenfield is an established residential suburb situated 31 kilometres south west of the Sydney CBD. This area is predominately characterised by circa 1980's brick veneer residential dwellings with some 1970's - 1980's townhouse/villa development, while there has been a surge of modern, post- 2000s properties developed on the Northern end of Glenfield. This postcode is serviced by local rail, retail, schools and parks/reserves and is in close proximity to the Hume Highway and the M5 Motorway.</p> <p>We have identified the property from the Cadastral Map, Street Address, Strata Plan and Site Inspection.</p>											
Neighbourhood	<p>This is an established residential area with varying quality property surrounding. Positive features include being located on a quiet residential street.</p>											
Parent Site Description	<p>The parent parcel is an irregular shaped, easy sloping, inside lot with a suitable building site which is naturally contoured and positioned slightly above road level. The villa has a southerly aspect with no significant views. Access to the property is easy and direct.</p>											
Main Building	<p>Villa with 2 bedroom(s) and 1 bathroom(s)</p>											
Units in Development	<p>11</p>											
Built About	<p>1984</p>											
Construction	<p>Foundations:</p> <p>Floor:</p> <p>External Walls:</p> <p>Internal Walls:</p> <p>Ceilings:</p> <p>Windows:</p> <p>Roof:</p>	<p>Concrete Slab</p> <p>Concrete</p> <p>Brick</p> <p>Plasterboard</p> <p>Plasterboard</p> <p>Aluminium</p> <p>Tile</p>										
Floor Area (approximate)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #f4a460;"> <th style="text-align: left;">Component</th> <th style="text-align: right;">Square Metres</th> </tr> </thead> <tbody> <tr> <td>Living</td> <td style="text-align: right;">74</td> </tr> <tr> <td>Outdoor</td> <td style="text-align: right;">59</td> </tr> <tr> <td>Car</td> <td style="text-align: right;">20</td> </tr> <tr style="border-top: 2px solid #f4a460;"> <td>Total</td> <td style="text-align: right;">153</td> </tr> </tbody> </table>		Component	Square Metres	Living	74	Outdoor	59	Car	20	Total	153
Component	Square Metres											
Living	74											
Outdoor	59											
Car	20											
Total	153											
Accommodation	<p>2 bedrooms, 1 bathroom, kitchen, entry, dining, living room, and laundry.</p>											
Fittings	<p>The residence generally has original PC items of average quality in good condition. KITCHEN : original kitchen/meals with double bowl sink, floor & wall cupboards, pantry, breakfast bar, laminated benchtops, tiled splashback, rangehood and freestanding upright stove. Condition: Good. BATHROOM: original bathroom with shower, single vanity unit, wall mirror, toilet and heater light fan combination. Condition: Good. LAUNDRY : laundry with automatic washing machine connections and laundry tub. Condition: Good. HEATING/COOLING: split system air-conditioning and ceiling fans. SECURITY: smoke detectors. FLOOR AND WALL COVERINGS: carpet and tiles.</p>											
Features	<p>Includes built-in robes and linen cupboard.</p>											
Condition/Repairs	<p>The unit appeared to be in good condition and no major defects were noted at the time of inspection. Internal paintwork is in good condition and external paintwork is in good condition.</p> <p>Valuers are not building and/or structural engineering experts and as such are unable to advise or comment upon the structural integrity or soundness in the improvements.</p>											
Car Accommodation	<p>1 car garage</p>											
Common Property Improvements	<p>Bitumen driveway, full boundary fencing of colorbond panel construction, concrete paths, moderate landscaping and courtyard, porch.</p>											

Environmental Statement

To the best of the valuer's knowledge, the land is not affected by unstable, hazardous or toxic soil material, however, no searches have been undertaken in this regard. If you have any concerns, we recommend that you appoint a contamination consultant to confirm the state of the land inspected.

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

Restrictions/Limitations

To the best of the valuer's knowledge the subject property is not affected by heritage, landslip or resumption matters, however, no searches have been undertaken in this regard.

Valuation Rationale

The Direct Comparison Approach is considered the most appropriate method of valuation. In this approach the property to be valued is directly compared to recent sales of similar property to establish a market value.

Sales Evidence

Recent sales in the area include:

Address	Sale Date	Sale Price
1/201-207 Harrow Road, Glenfield NSW 2167	11/06/2021	\$420,000
Brief Comments: A circa 1981, 2 bedroom, 1 bathroom conventional townhouse unit with brick walls, tile roof and 1 car garage. Areas: living - 91 sqm. Features include: Overall original interior with original kitchen and bathroom, formal living and split system a/c. Ancillary improvements include driveway, fencing and landscaping. The property has good external condition.		
In Comparison to Subject: Slightly inferior street appeal and features. Similar location. Slightly superior unit living area. Overall inferior.		
47/196-200 Harrow Road, Glenfield NSW 2167	8/03/2021	\$466,000
Brief Comments: A circa 1989, 2 bedroom, 1 bathroom conventional villa unit with brick veneer walls, concrete tiled roof and 1 car garage. Areas: living - 80 sqm. Features include: Overall original interior with original kitchen and bathroom, formal living and split system a/c. Ancillary improvements include driveway, fencing and landscaping. The property has good external condition.		
In Comparison to Subject: Slightly inferior street appeal. Similar location, unit living area, features and overall improvements. Overall slightly inferior.		
13/226-228 Harrow Road, Glenfield NSW 2167	16/03/2021	\$485,000
Brief Comments: A circa 1984, 3 bedroom, 1 bathroom conventional villa unit with brick veneer walls, concrete tiled roof and 1 car garage. Areas: living - 85 sqm. Features include: Overall partially renovated interior with renovated kitchen and original bathroom, open plan living, formal living and split system a/c. Ancillary improvements include driveway, fencing and landscaping. The property has good external condition.		
In Comparison to Subject: Slightly inferior features. Similar location. Slightly superior unit living area and overall improvements. Overall slightly superior.		

32/196-200 Harrow Road, Glenfield NSW 2167 **23/03/2021** **\$490,000**

Brief Comments: A circa 1986, 3 bedroom, 1 bathroom conventional villa unit with brick walls, tile roof and 1 car garage. Areas: living - 80 sqm. Features include: Overall original interior with original kitchen and bathroom, formal living. Ancillary improvements include driveway, fencing and landscaping. The property has good external condition.

In Comparison to Subject: Similar location and unit living area. Slightly superior features and overall improvements. Overall superior.

22/212-222 Harrow Road, Glenfield NSW 2167 **7/06/2021** **\$510,000**

Brief Comments: A circa 1984, 2 bedroom, 1 bathroom conventional unit with brick veneer walls, concrete tiled roof and 1 car garage. Areas: living - 89 sqm. Features include: Overall original interior with original kitchen and bathroom, formal living and split system a/c. Ancillary improvements include driveway, fencing and landscaping. The property has good external condition.

In Comparison to Subject: Slightly inferior features. Similar location and overall improvements. Slightly superior unit living area. Superior street appeal. Overall superior.

2/66 Fawcett Street, Glenfield NSW 2167 **17/05/2021** **\$570,000**

Brief Comments: A circa 1982, 3 bedroom, 1 bathroom conventional villa unit with brick walls, concrete tiled roof and 1 car garage. Areas: living - 98 sqm. Features include: Overall original interior with original kitchen and bathroom, formal living and split system a/c. Ancillary improvements include driveway, fencing and landscaping. The property has good external condition.

In Comparison to Subject: Similar location. Slightly superior unit living area, features and overall improvements. Superior street appeal. Overall superior.

7/31 Belmont Road, Glenfield NSW 2167 **15/03/2021** **\$585,000**

Brief Comments: A circa 1982, 3 bedroom, 1 bathroom conventional villa unit with brick veneer walls, concrete tiled roof and 1 car garage. Areas: living - 92 sqm. Features include: Overall partially renovated interior with partially renovated kitchen and bathroom, split system a/c and courtyard. Ancillary improvements include driveway, fencing and landscaping. The property has good external condition and good internal condition.

In Comparison to Subject: Similar location. Slightly superior unit living area, features and overall improvements. Superior street appeal. Overall superior.

Market Commentary

The Sydney property market has had a strong start to 2021, however, we still recommend a level of caution in relation to the wider market due to the unpredictable nature of the Coronavirus Pandemic. The outbreak of the Delta variant has led to widespread and what appear to be long lasting lockdowns throughout greater Sydney. This outbreak and subsequent lockdowns are now making their way into regional locations and there is continued uncertainty around the State border. This highlights the unpredictable nature of the pandemic. It is difficult to predict when current lockdowns will end and what impact this may have on the Sydney property market in the short to medium term.



Property Comments

The subject property is a circa 1984, 2 bedroom, 1 bathroom conventional villa, situated in a 11 unit complex on a concrete slab foundation with brick walls, tile roof and 1 car garage. The property has good external condition, good internal condition and fair presentation.

Areas: Living - 74 sqm, Outdoor - 59 sqm, and Car - 20 sqm.

The subject property has a southerly aspect with no significant views. Ancillary improvements include bitumen driveway, full boundary fencing of colorbond panel construction, concrete paths, moderate landscaping and courtyard, porch.

General Comments

Valuation Subject to Crisis Protocol - This Valuation has been prepared under the provision of Special Instruction - Non-Inspection of Properties due to restrictions in response to COVID-19 (Special Instruction).

Please note we were unable to obtain access to the entire subject property due to:

A concern for the Valuer's own health and safety due to COVID-19.

In the absence of a full physical inspection, the valuer has relied upon the following access to the property and information obtained to make assumptions on the property's improvements and condition:

- Previous valuation held on file: No
- Reliable third party information as per API Valuation Protocol: Yes
- Strata plan (units) or floor plan available: Yes
- Satellite imagery and mapping (with measuring tool available): Available
- Land to improvement value ratio index: N/A
- Exterior inspection of the improvements and ancillary improvements: Kerbside inspection possible due to Government restrictions
- Material renovations completed or in progress since last valuation: Not Applicable
- Essential repairs known: No
- Internal photos taken by third parties: Sufficient photos
- Quality and comprehensiveness of the information gathered from the occupant during the interview: Medium Level of Comfort

The valuer has assumed that the information provided to them is complete and accurate, noting that the valuer is unable to verify that information without a full physical inspection of the property.

The Instructing Party/Client, in providing its instructions for a Report under the Special Instruction agrees to accept and be bound by the terms and conditions of the output report contained within.

The Instructing Party/Client expressly acknowledges and confirms:

- in producing the advice contained in this Report the Valuer has not carried out the usual range of enquiries that a Valuer is required to make in accordance with accepted valuation practice when providing their professional opinion as to the Market Value of a property, and that this is at the specific request of the Instructing Party/Client; and
- that the Instructing Party/Client fully understands and accepts the risks inherent in relying upon the content and conclusions carried out in such circumstances.

The Instructing Party/Client agrees that it will not convey a Report prepared under this Crisis Protocol or any part of it to the any Third Parties (other than Reliant Parties for eg. LMI's and Regulatory Authorities in accordance with their own reporting regime or as required by the ABA Banking Code) and will keep it confidential and will only use and rely upon it for the purposes in which it was instructed only.

Photographic Evidence - Photos that are not stamped with 'Herron Todd White' have been taken/supplied by a third party and may not have been taken on the date of valuation. Our investigations confirm the photographs are of the subject property.

Third Party Provided Photographs - We have been provided photographs of the property by the sales agent and owner which were taken approximately in October 2012 (previous sales advertisement). We have confirmation from the owner that these photos are acceptable to use. These photos do not make reference on the photo to Herron Todd White being the source of the photo. Our investigations confirm the photographs were taken of the subject property.

Method of Valuation	Direct Comparison Summation
Marketability	Good
Level of Market Activity	Strong Sales Activity
Selling Period	0 to 6 months

We consider the property would sell at or near the assessed value assuming proper marketing within a selling period of up to 6 months.

VALUATION

Based on the Direct Comparison Approach, we have assessed the market value 'as is' of the subject property as at 23/08/2021 at Four Hundred and Seventy-Five Thousand Dollars:

Market Value 'As Is'	\$475,000
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Our valuation is on the basis the property is input taxed and free of GST. We are not privy to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, our assessment is inclusive of GST.

Other Assessments**Insurable Value**

Owners Corporation Responsibility

Rental

\$420 per week unfurnished.

**Michael Calabro**

AAPI - Certified Practising Valuer
API No: 76054

**Anthony Pulvirenti**

Associate Director
AAPI / Certified Practising Valuer
API No. 69185

The opinion of value expressed in this report has been arrived at by the prime signatory alone. The counter signatory of this valuation has not undertaken any part of the valuation process and has only signed this valuation report to verify it as an original Herron Todd White valuation report.



Certification and Qualifications:

Coronavirus (COVID-19) Pandemic

The local economy was significantly affected by the COVID-19 Pandemic and the evolving social and business restrictions which have been employed by the Federal and State Governments following the onset of the pandemic in circa March 2020. Whilst the local economy has stabilised and improved in 2021, led by the strong resurgence in the residential property and construction industries, other sectors of the economy continue to be impacted upon (to varying degrees). Outbreaks of the virus are a continuing risk to the local economy and may cause restrictions, and the closure of state/national borders. Economic conditions are dependent on the success of vaccination and future Government and banking policy. The local economy is also prone to a softening in conditions as Government Stimulus programmes end (notably Job Seeker and Job Keeper payments) and the effect of longer term unemployment on local businesses is yet to be quantified. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

Liability limited by a scheme approved under Professional Standards Legislation.

Reliance and Disclosure

The Report has been prepared for the private and confidential use by the party to whom it is addressed. This valuation 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 valuation without the express written authority of Herron Todd White. The whole Report must be read and any failure to do so will not constitute reliance by such party asserting reliance on the Report. Neither the whole nor any part of this valuation 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.

Market Movement & Report Expiry

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements and factors specific to the particular property). We do not accept responsibility or liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the expiration of 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.

Comparative Sales Evidence

The comparative sales used in this valuation report are considered the most relevant sales based on our research, both in terms of physical comparability to the subject property and allowing for market changes between comparable sales and valuation date. In many cases, we have not physically inspected the interior of the sales evidence quoted and have relied on the details of the sales evidence as recorded in available property sales databases or third party sources. We therefore cannot guarantee the accuracy of the information provided.

Full Disclosure & Reasonably Available Information

The instructing party acknowledges 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. This valuation is based upon information reasonably available to the valuer as at the date of issue in accordance with usual valuation practices.

Definition of Highest and Best Use

The use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible.

Definition of 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.

Definition of Market Rental

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. The assessment does not take into account short-term or holiday letting or furniture.

Service-Providing Entity

The entity which has provided this valuation is solely the entity named on this report (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 report. If this occurs, no professional liability is extended to the entity named on the invoice.

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.

GST

This valuation has been undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential premises' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

Land Dimensions / Area

We advise that we have not searched or been provided with a copy of the Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst endeavours have been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.



Asbestos

We advise that the inspection of the subject property did not reveal any obvious visible asbestos materials to the valuer. The client acknowledges and recognises that 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 materials and the impact which any asbestos material has on the property and its value. Should any asbestos concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Easements and Encumbrances

We advise that this valuation is based on the assumption that there are no easements or encumbrances or other title defects which would have any adverse effect on the value or marketability of the property. We recommend that a full title search be carried out and that until such time as that search is undertaken and considered by the valuer, no reliance should be placed on the valuation report. Should any such easement or encumbrance or other like affectation on title become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Environmental / Contamination

We advise that the inspection of the subject property did not reveal any obvious visible environmental or contamination concerns to the valuer. The client acknowledges and recognises that the valuer is not an expert in identifying environmental or contamination hazards and compliance requirements affecting properties. The valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental or contamination concern and the impact which any environmental or contamination related issue has on the property and its value including loss arising from site contamination; or the non-compliance with environmental laws; or costs associated with the clean up of the property to which an environmental hazard has been recognised, including action by the Environmental Protection Agency to recover clean up costs pursuant to the relevant Environmental Protection Act. Should any environmental or contamination concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Flood Search

We advise that we have not undertaken a formal search to confirm whether or not the property is subject to flooding or other impediments caused by excess water saturation. Should any flooding or other impediments caused by excess water saturation concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Pest & Termite Infestation

We advise that the inspection of the subject property did not reveal any obvious visible pest or termite infestation within reasonably accessible areas to the valuer. The client acknowledges and recognises that the valuer is not a pest inspector / pest expert. The absence of pests, including termites, can only be confirmed by a suitably qualified expert after a comprehensive inspection and the use of specialist equipment. Should any pest or termite infestation concerns become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Site Survey / Encroachments

We advise that a survey report has not been sighted and our inspection has revealed that there do not appear to be any encroachments upon or by the property. This valuation is made on the assumption that there are no encroachments by or upon the property and that this should be confirmed by a current survey report and/or advice from a registered surveyor. We are not surveyors. Should any encroachments or other affectations be noted by the survey report, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Town Planning, Building and Other Searches

We advise that a search with the appropriate Council or other relevant authorities has not been carried out or has not been obtained and therefore this valuation has been undertaken on the assumption that all necessary and appropriate town planning and/or building, consents, approvals and certifications have been issued for the use and occupation of the improvements as more fully described in this report. It is recommended that all appropriate consents, approvals and/or certifications as referred to above be obtained. Should any affectations become apparent, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Property Related Tax Implications

Herron Todd White are not taxation experts and we provide our valuation assessment and any associated sales, rental or feasibility analysis, independent of any consideration of income tax, capital gains tax or any other property related tax implications that may be associated directly or indirectly with the subject property.

Improvements

Unless stated as otherwise in this report we advise that this valuation assumes that all improvements have been constructed in accordance with the appropriate planning and building regulations in force at the time of construction and that all appropriate approvals have been obtained from the relevant authorities.

The valuation inspection and report does not constitute a structural survey and is not intended as such. We have carried out an inspection only of the exposed and readily accessible areas of the improvements. The valuer is not a construction and/or structural engineering expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries. This valuation has been based on the known and assumed condition of the structural improvements and the property in general as at the inspection date and if the property has to be sold in circumstances where its condition has deteriorated and/or essential fixtures/fittings removed, there is likely to be a significant write down in the asset value when compared to the current assessment. Under these circumstances the valuer will be not be responsible for any reduction in value.

Unless stated otherwise, we have not obtained a compliance certificate in relation to the building material. This valuation report has been prepared with the assumption that the building materials used, as well as the application and installation of those materials, are compliant with the building design as well as Australia's regulatory requirements and codes.

Should any adverse improvement concerns become apparent, the valuer should be consulted to reassess any effect on the value stated in this report.

Building areas quoted in this report have been obtained from various sources including the BUP, SP, CMS, data resellers or on-site measurements by the valuer. The areas adopted by the valuer are subject to confirmation via Legal Due Diligence and the valuer reserves the right to review the valuation if any of the assumptions are incorrect.

Community Management Scheme / Body Corporate

Unless stated as otherwise in this report we advise that this valuation assumes that the Community Management Scheme / Body Corporate records for the subject Strata Plan are in satisfactory order and no outstanding levies are associated with the subject lot or that orders are

outstanding against the Community Management Scheme / Body Corporate. Should any be found from formal searches, the valuer should be consulted and reserves the right to reassess any effect on the value stated in this report.

Unless stated as otherwise in this report we advise that we have not been provided with details of the sinking fund of the subject complex and accordingly we recommend that it be determined that there is a satisfactory balance in this account. In addition we advise that our assessment of the rental for the subject unit is based on long term leasing not holiday lettings.

Our valuation is based on the value of real property and not chattels (except for fixed floor coverings, window coverings and light fittings) or furniture included in the unit at the time of valuation.

Unless stated as otherwise in this report we advise the subject property is required to be insured through a body corporate and we have not provided a replacement insurance amount. Should this not be the case, we reserve the right to review our report.

Utility Services

We advise that the valuer has not tested any of the services. Should any utility service concerns become apparent, the valuer should be consulted and reserves the right to reassess any affect on the value stated in this report.

Window Safety Devices

To prevent children falling from windows, all strata buildings in NSW must be fitted with devices that enable the maximum window openings to be less than 12.5cm. Owners corporations must have devices installed on all common property windows above the ground floor by 13 March 2018. The safety devices must be robust and childproof. We advise that a search for window safety devices within the premises was not undertaken. The client acknowledges and recognises that the valuer is not qualified to conclusively determine whether a window safety device has been installed and will not be held liable nor responsible for his/her failure to identify any non-compliance with any Building Codes or Regulations and the impact which this non-compliance has on the property and its value.

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Annexures

Photographs
Aerial Map
Cadastral Map
Location Map (Region)





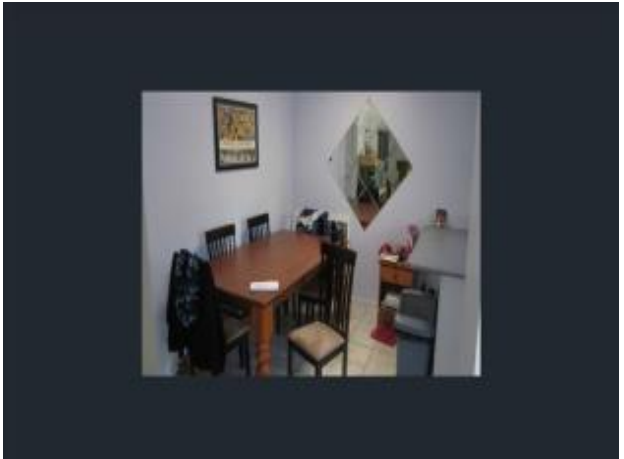
Front



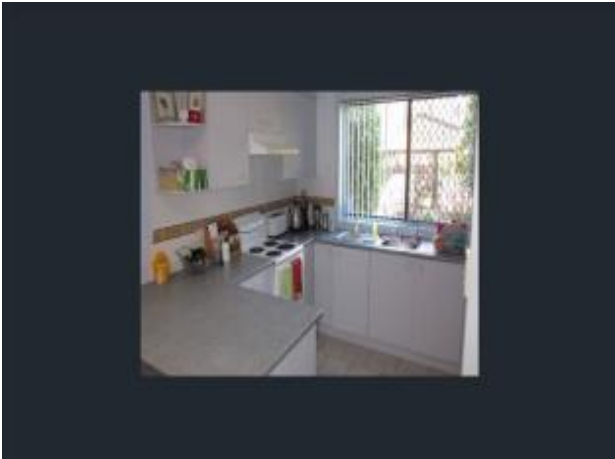
Bathroom (third party)



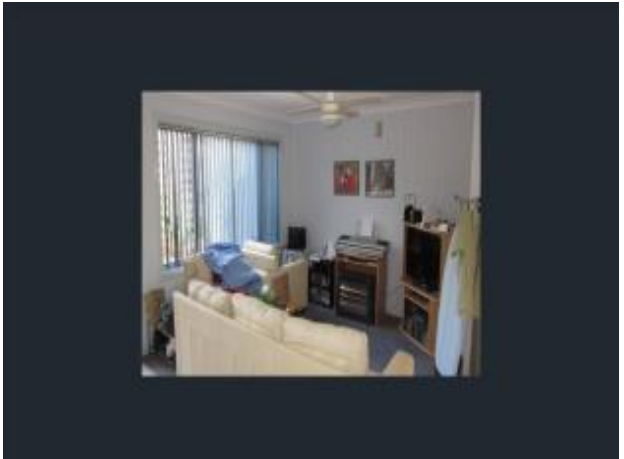
Bedroom (third party)



Living Room (third party)

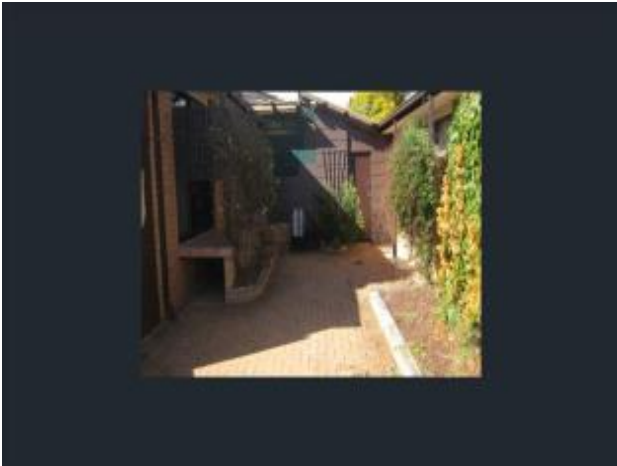


Kitchen (third party)



Living Room (third party)





Rear (third party)



Aerial Map



Source: Six Maps





Source: Six Maps



Location Map (Region)



Source: Google

