



SOLUTIONS WITH EXCELLENCE

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Valuation Report

**Lots 3, 8 - 11,
Denmark Light Industrial Estate,
Hay, Western Australia 6333**

File Ref: 14151360

Important Warning

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- a. directly paid for or reimbursed the lender specifically for this Valuation Report; and
- b. has acknowledged and agreed in writing, prior to receiving a copy of this Valuation Report, that Opteon and the valuer has no liability to the Lender's Customer howsoever arising, including as a result of negligence.

Any use by a Lender's Customer is subject to the following warnings and terms of use.

1. The Lender instructed Opteon to undertake a valuation of the subject property and prepare a Valuation Report for the Lender to rely upon when assessing the subject property's suitability for mortgage security purposes.
2. Opteon prepared the Valuation Report in accordance with the Lender's instructions (**Instructions**). When preparing the Valuation Report and providing it to the Lender, Opteon acted solely and exclusively for the Lender and owed no duty to advise the Lender's Customer or to consider their circumstances or position.
3. Opteon is aware that the Lender is subject to the Banking Code of Practice (**Code**) and is disclosing the Valuation Report to its customer to meet its obligations under the Code. Where the Valuation Report is disclosed to the Lender's Customer under the Code, a copy of the Instructions should also have been provided to the Lender's Customer. Please contact the Lender if you have not been provided with a copy of the Instructions. The Valuation Report should be read in conjunction with the Instructions.
4. Opteon has not assumed any duty to advise the Lender's Customer or to consider the Lender's Customer's circumstances or position by being aware that the Lender must meet its obligations under the Code and provide the Lender's Customer with a copy of the Valuation Report.
5. Opteon has no liability to the Lender's Customer howsoever arising at law, including as a result of negligence. Opteon did not prepare the Valuation Report for the Lender's Customer and therefore makes no representations nor assumes any duty of care at all to the Lender's Customer.
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 - a. deciding whether or not to enter into a transaction or alter their financial position; or
 - b. seeking finance from a third party,and should seek their own advice and valuation in such circumstances.
7. The insurance value (if any) set out in the Valuation Report is an estimate of the cost to replace the property new and is based on construction costs at the date of valuation. The value includes some, but not all, ancillary costs that may be encountered when rebuilding the property as detailed in the Valuation Report. The insurance value should not be relied on as a full and accurate estimation of the insurance value for the purposes of making a decision as to the level of insurance coverage you should maintain.
8. The contents of the Valuation Report are confidential and Opteon does not authorise the disclosure of the Valuation Report by the Lender's Customer to any third party.
9. The Lender's Customer should take note of the date of valuation of the subject property and be aware that the Valuation Report is current at the date of valuation only. The market value of the property may change significantly over a short period of time.
10. The Lender's Customer should direct any questions relating to the Valuation Report to the Lender because Opteon is unable to speak to you directly due to privacy and confidentiality obligations owed to the Lender.

VALUATION REPORT



Lots 3, 8 - 11, Denmark Light Industrial Estate, Hay, Western Australia 6333

Prepared For	Shire of Denmark
Report Purpose	Rental and pre-sale purposes.
Valuation Date	31 March 2022
Our Reference	14151360
Client Reference	Purchase Order 20827
Inspection Type	Full Inspection

SOLUTIONS WITH EXCELLENCE

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1.0 Valuation Summary

1.1 Scope of Work and Instructions

Identity of Valuer	Opteon (Albany & Great Southern WA).
Independence of Valuer/Disclosure	Unless otherwise disclosed, the valuer does not have any material connection or involvement with the subject property or the parties to the valuation that could limit the valuer's ability to provide an unbiased and objective valuation. The valuation has been assessed independently by the valuer without material assistance from others.
Instructing Party	Claire Thompson, Shire of Denmark.
Client	Shire of Denmark.
Other Authorised Users/Additional Client Information	Nil
Client Reference	Purchase Order 20827.
Property Address /Asset Valued	Lots 3, 8 - 11, Denmark Light Industrial Estate, Hay, Western Australia 6333
Valuation Currency	This valuation has been assessed in Australian dollars (\$AUD).
Valuation Purpose and Restrictions on Use	<p>Rental and pre-sale purposes.</p> <p>This report has been prepared for the private and confidential use of our client, Shire of Denmark and the nominated other authorised users, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon (Albany & Great Southern WA). Our warning is registered here, that any party, other than those specifically named in this report as our client or authorised user should obtain their own valuation before acting in any way in respect of the subject property.</p>
Inspection	In order to complete the valuation a sufficiently comprehensive inspection of the property has been completed.
Basis of Value	Market Value.
Extent of Valuers' Work and Limitations	<p>The extent of investigation undertaken by the valuer in completing the valuation has included:</p> <ul style="list-style-type: none">• collation of information from relevant parties regarding the subject property;• undertaking our own research regarding the subject property;• an inspection of the property and measurement of buildings where required;• undertaking market research in terms of values and/or costs of similar properties;• preparation of valuation calculations, and;• preparation of this report; <p>This valuation has been based on information supplied which is assumed to have been provided in good faith and contain a full and frank disclosure of all information that is relevant to the valuation of the property. The valuer has not undertaken due diligence or verification of the information supplied.</p>
Nature and Source of Information	<p>Information we have been provided with and relied upon in undertaking our valuation includes:</p> <ul style="list-style-type: none">• Nil
Compliance/Departures with Valuation Standards	This valuation has been prepared in accordance with the International Valuation Standards and other applicable Valuation Standards.

1.2 Property Details

Property Description	The land subject to this assessment comprises the second stage of the recently developed 'Denmark Light Industrial Area', being five parcels of General Industrial zoned land of varying size situated a short distance to the East of the Denmark town centre. The land is strategically located away from residential development and has good access to South Coast Highway off East River Road.
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Title Reference	Tenure	Registered Proprietor	Title Area
Lot 3 Deposited Plan 413974 Volume 4005 Folio 362	Freehold	Shire of Denmark	1.9365 ha
Lot 8 Deposited Plan 413974 Volume 4005 Folio 363	Freehold	Shire of Denmark	6,843 sqm
Lot 9 Deposited Plan 413974 Volume 4005 Folio 364	Freehold	Shire of Denmark	4,101 sqm
Lot 10 Deposited Plan 413974 Volume 4005 Folio 365	Freehold	Shire of Denmark	4,329 sqm
Lot 11 Deposited Plan 413974 Volume 4005 Folio 366	Freehold	Shire of Denmark	4,095 sqm

Encumbrances	Notification O782132 contains factors affecting the within land, lodged 25/6/2021; Notification O782133 contains factors affecting the within land, lodged 25/6/2021; Notification O782134 contains factors affecting the within land, lodged 25/6/2021; Notification O782135 Section 165 Planning & Development Act 2005, lodged 25/6/2021.
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The above notifications are listed on each Title and refer to the following:

- Location adjacent to a nature Reserve.
- Reticulated sewer is not available.
- Water pressure (Water Corporation).
- Located within a bushfire prone area.

Lots 9 and 10 are also impacted by a small drainage easement, although this is only noted on the Deposited Plan and not the Titles.

The above notifications and easement are not considered to negatively impact the marketability or saleability of the subject lots.

Zoning	General Industry
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1.3 Property Profile

Occupancy/Cash Flow

Occupancy Status	Each property is vacant.
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Market

Marketability	Market demand for these lots is likely to be reasonable given more buoyant local market conditions and a scarcity of supply of larger General Industry zoned sites within the immediate locality. This is offset somewhat by the further distance from the Denmark town centre and the increasingly large costs associated in development of larger sites such as these together with increasing building costs.
Market Activity	More recently there has been an increase in sales volumes for similar product with some improved buyer demand on the back of more buoyant economic conditions.
Recent Market Direction	Appears to be improving slightly.

Asset

Highest & Best Use	The highest and best use for the land is industrial development.
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Assumptions & Recommendations:

Significant and Verifiable Assumptions	<ul style="list-style-type: none">The instructions and information supplied contain a full disclosure of all information that is relevant.
Assumptions Requiring Further Consultancy	<ul style="list-style-type: none">None Recommended
Recommended Documents to Sight	None recommended

1.4 Key Valuation Outputs

Market Value Rate	Lot 3:	\$15/sqm site area
	Lot 8:	\$45/sqm site area
	Lot 9:	\$59/sqm site area
	Lot 10:	\$58/sqm site area
	Lot 11:	\$59/sqm site area

1.5 Valuation Details

Market Value As Is:

Market Value with Vacant Possession:

Lot 3:	\$290,000
Lot 8:	\$310,000
Lot 9:	\$240,000
Lot 10:	\$250,000
Lot 11:	\$240,000

Market Net Rental Value:

Lot 3:	\$9,683 pa
Lot 8:	\$22,240 pa
Lot 9:	\$16,404 pa
Lot 10:	\$17,316 pa
Lot 11:	\$16,380 pa

This valuation is exclusive of GST

Interest Valued	Fee simple with vacant possession.
Date of Inspection	31 March 2022
Date of Valuation	31 March 2022
Date Issued	28 April 2022
Expiry of Valuation	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.

Signatories



Nick Walls B.COMM, AAPI CPV
Managing Partner
API No: 65182 WA Lic No: 44388
Primary Valuer
PH 0457 968 395
nick.walls@opteonsolutions.com

Valuation Summary

This Valuation Summary has been prepared with acknowledgement by the client that it is a synopsis of the property and the valuation on the understanding the client is familiar with the property or have taken their own investigations and due diligence on the property. A more detailed valuation report can be provided if required. All information obtained and researched on the property has been retained on our files for future reference if required. This report is provided on the basis and understanding that this report is only to be used for the specified purpose.

2.0 Location

Location

Lot 3 is situated on the north western corner of Corymbia Crescent and East River Road. Lot 8 is situated to the eastern side of Corymbia Crescent and the western side of East River Road. Lot 9 is situated to the north eastern corner of Corymbia Crescent and Mycena Street. Lot 10 is situated on the western side of East River Road and lot 11 is situated to the north western corner of Mycena Street and East River Road. The properties are within the Hay suburb of Denmark, approximately 5.8 kilometres to the east of the Denmark town centre.

Denmark is a district centre located approximately 50 kilometres to the west of the regional centre of Albany and has a population of some 5,500 people. The town site is located on the Denmark River and the Southern Ocean and is a very popular tourist destination. Surrounding lands are generally utilized for the grazing of sheep and cattle and the town site is well serviced with facilities, such as a primary school, two high schools and a district hospital. The town of Denmark provides all the services expected of a district centre, including primary and high schools, a good level of shopping, recreational facilities and a district hospital.

Neighbourhood

Properties in the immediate vicinity include The Denmark Agricultural College and Boston Brewery to the west and south west, The Denmark Refuse station to the south east and land immediately to the north comprises the Denmark airstrip, while the majority of other land in the area is used for rural purposes or lifestyle living.

Location Map



Aerial Map



3.0 Tenure

3.1 Title Particulars:

Title Reference	Tenure	Registered Proprietor
Lot 3 Deposited Plan 413974 Volume 4005 Folio 362	Freehold	Shire of Denmark
Lot 8 Deposited Plan 413974 Volume 4005 Folio 363	Freehold	Shire of Denmark
Lot 9 Deposited Plan 413974 Volume 4005 Folio 364	Freehold	Shire of Denmark
Lot 10 Deposited Plan 413974 Volume 4005 Folio 365	Freehold	Shire of Denmark
Lot 11 Deposited Plan 413974 Volume 4005 Folio 366	Freehold	Shire of Denmark

3.2 Easements, Encumbrances & Other Interests Noted on Title

Encumbrances

Notification O782132 contains factors affecting the within land, lodged 25/6/2021
 Notification O782133 contains factors affecting the within land, lodged 25/6/2021
 Notification O782134 contains factors affecting the within land, lodged 25/6/2021
 Notification O782135 Section 165 Planning & Development Act 2005, lodged 25/6/2021.
 The above notifications are listed on each Title and refer to the following:

- Location adjacent to a nature Reserve.
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Lots 9 and 10 are also impacted by a small drainage easement, although this is only noted on the Deposited Plan and not the Titles.

The above notifications and easement are not considered to negatively impact the marketability or saleability of the subject lots.

4.0 Photography



Lots 8 - 11



Lots 8 - 10



Lot 8



Lot 3



Lot 3



Lot 3



Lot 3

5.0 Occupancy and Lease Details

Occupancy Status	Each property is vacant.
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6.0 Market Evidence

6.1 Rental Evidence

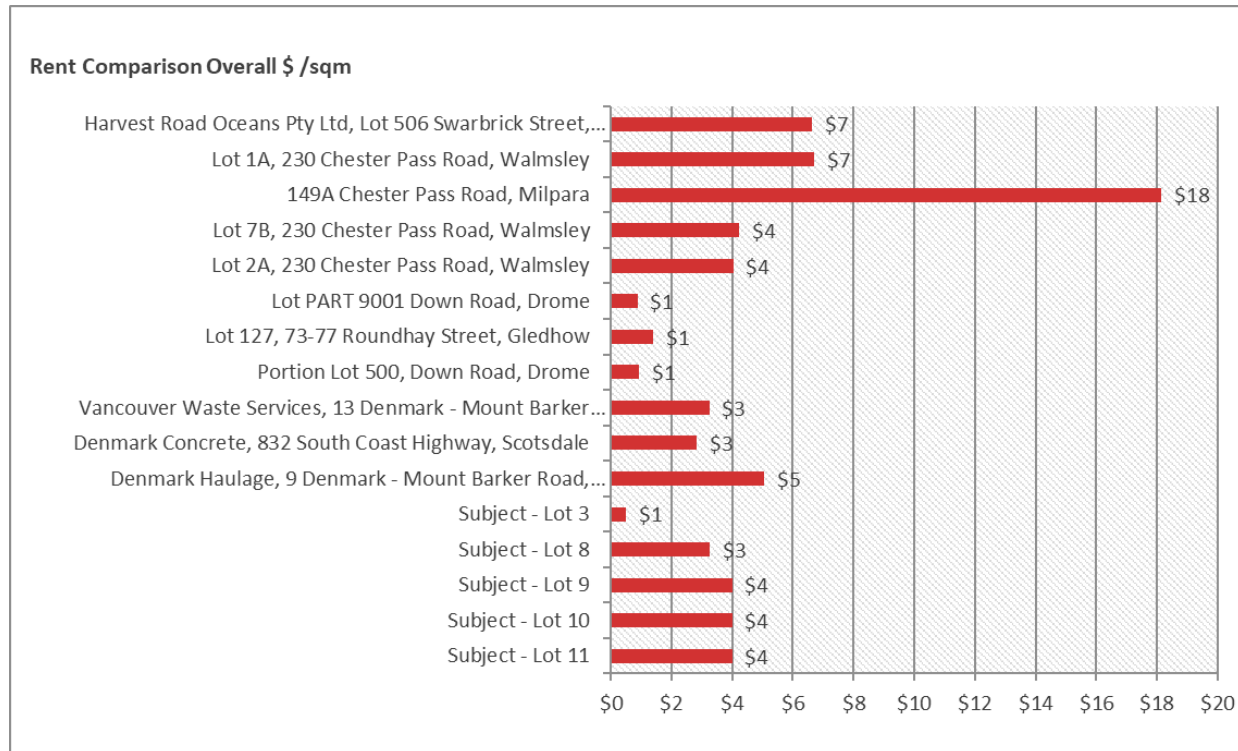
Address	Commencement Date	Term & Options	Total Rent (pa)	Rental Basis	Lettable Area (sqm)	Overall Rate (\$/sqm)	Incentives	Overall Effective Rate (\$/sqm)	Component Face Rental Analysis (\$/sqm)
Harvest Road Oceans Pty Ltd, Lot 506 Swarbrick Street, Emu Point, WA	Mar-22	Term: 50 yrs Options: Nil	\$50,000 pa Net	Net	7,538	\$7	0.0%	\$0	\$6.63/sqm net pa.
Comments: A lease area of 7,538 sqm located opposite the slipway at the Emu Point marina area.									
Lot 1A, 230 Chester Pass Road, Walmsley, WA	Aug-21		\$34,563 pa		5,162	\$7	0.0%	\$0	Shows \$45/sqm on the Shed of 513sqm lettable area. Shows \$3.28/sqm on excess land of 3,500 sqm.
Comments: A lease area of 5,162 sqm within a small industrial estate on the outskirts of the Orana/Milpara industrial area. This area is an internal leased lot, is somewhat secondary in nature and is not well exposed to passing traffic. Lease area comprises a shed of 513 sqm where we have determined an excess land portion of 3,500 sqm									
149A Chester Pass Road, Milpara, WA	Aug-21	Term: 3 yrs Options: 3+3 yrs	\$12,544 pa Net	Net	692	\$18	0.0%	\$0	\$18.13/sqm net per annum
Comments: The subject leasehold area is located with frontage and exposure to Chester Pass Road, close to the Chester Pass Mall and new Bunnings Warehouse. The area is leased for external storage to an adjoining owner. We understand the rent was reduced from around \$25/sqm when the new lease was signed in 2019.									
Lot 7B, 230 Chester Pass Road, Walmsley, WA	Jul-21	Term: 1 yr Options: 1 yr + 5 yrs	\$12,623 pa Net	Net	2,975	\$4	0.0%	\$0	\$4.24/sqm net pa.
Comments: A fenced gravel hardstand area within Ardess Estate, off Chester Pass Road. Secondary location with limited exposure.									

Lot 2A, 230 Chester Pass Road, Walmsley, WA	Jul-21	Term: Unknown Options: 5 yrs	\$19,294 pa Net	Net	4,784	\$4	0.0%	\$0	\$4.03/sqm net pa.
Comments: A ground lease within a small industrial estate on the outskirts of the Orana/Milpara industrial area. This area is an internal leased lot, is somewhat secondary in nature and is not well exposed to passing traffic.									
Lot PART 9001 Down Road, Drome, WA	Jun-20	Term: 10 yrs Options: 20 yrs + 20 yrs	\$26,822 pa Net	Net	30,591	\$1	0.0%	\$0	\$0.88/sqm net pa.
Comments: A cleared level industrial lot in an outlying industrial area to the north of Albany. Raw and unserviced.									
Lot 127, 73-77 Roundhay Street, Gledhow, WA	Sep-19	Term: 5 yrs Options: 5 yrs	\$4,206 pa Net	Net	3,003	\$1	0.0%	\$0	\$1.40/sqm net pa.
Comments: A cleared, unserviced, landlocked bare site situated on reserve to the rear of a wreckers yard. The lot is tenanted by the adjoining owner.									
Portion Lot 500, Down Road, Drome, WA	Jun-17	Term: 5 yrs Options: 5 yrs	\$34,204 pa Net	Triple net	36,463	\$1	0.0%	\$0	\$0.94/sqm net pa
Comments: An irregular shaped, level industrial allotment situated to an outer lying General Industrial area.									
Vancouver Waste Services, 13 Denmark - Mount Barker Road, Scotsdale, WA	Apr-21	Term: 3 yrs Options: Nil	\$31,850 pa Net	Net	9,804	\$3	0.0%	\$0	\$3.25/sqm net pa
Comments: A 9,804 sqm ground lease, which includes some minor buildings in poor condition.									
Denmark Concrete, 832 South Coast Highway, Scotsdale, WA	Nov-20	Term: 3 yrs Options: Nil	\$22,900 pa Net	Net	8,100	\$3	0.0%	\$0	\$2.83/sqm net pa
Comments: An 8,100 sqm portion of land, some of which comprises thick bushland.									

Denmark Haulage, 9 Denmark - Mount Barker Road, Scotsdale, WA	Apr-21	Term: 3 yrs Options: Nil	\$18,240 pa Net	Net	3,600	\$5	0.0%	\$0	\$5.07/sqm net pa
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Comments: A 3,600 sqm tenancy portion to a reasonably good corner location, with little exposure.

Market Rent Conclusions:



Considering the attributes of each of the subject properties, the annual market net rent has been assessed at \$0.50/sqm for Lot 3 and \$3.50/sqm for Lot 8 and \$4/sqm for lots 9-11.

6.2 Sales Evidence

Property	Lot 2, 8 Corymbia Crescent, Hay, WA
Sale Price	\$322,727
Sale Date	18-Oct-21
Sale Status	Settled
Site Area	1.443 ha
Zoning	General Industrial



Property Description	A vacant 1.4434ha allotment zoned General Industry and located in the new industrial subdivision to the east of Denmark. Good access with full services. Sold \$355,000 inc GST.
Analysis	Site Rate \$22/sqm
Comparability	Smaller site area to Lot 3 and larger to lots 8 - 11 within the subject development. The land is predominately gently undulating and easier to develop than Lot 3. This sale indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11.

Property	Lot 4, 13 Corymbia Crescent, Hay, WA
Sale Price	\$260,000
Sale Date	17-Jun-21
Sale Status	Settled
Site Area	8,019 sqm
Zoning	General Industry



Property Description	A vacant 8,019 sqm allotment zoned General Industry and located in the new industrial subdivision to the east of Denmark. Good access with full services. Sold \$286,000 inc GST.
Analysis	Site Rate: \$32sqm.
Comparability	Smaller site area to Lot 3 and larger to lots 8 - 11 within the subject development. The land is predominately gently undulating and easier to develop than Lot 3 and somewhat similar to Lots 8 - 11. This sale indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11.

Property	Lot 1, 16 Corymbia Crescent, Hay, WA
Sale Price	\$318,182
Sale Date	22-Jan-21
Sale Status	Settled
Site Area	13,766 sqm
Zoning	General Industrial



Property Description	An elevated vacant 1.376 hectare allotment zoned General Industry located in the new industrial subdivision to the east of Denmark. Good access, full services. Sold \$350,000 including GST.
Analysis	Site rate: \$23/sqm.
Comparability	Smaller site area to Lot 3 and larger to lots 8 - 11 within the subject development. The land is predominately gently undulating and easier to develop than Lot 3. This sale indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11.

Property	Lot 5, 5 Corymbia Crescent, Hay, WA
Listing Price	\$279,090 **Listing price only and we have been unable to confirm the contracted price.
Sale Date	01-Jan-22
Sale Status	Unsettled
Site Area	8,296 sqm
Zoning	General Industrial



Property Description	A vacant 8,296 sqm allotment zoned General Industry and located in the new industrial subdivision to the east of Denmark. Good access with full services.
Analysis	Site Rate (on listing price) \$34/sqm
Comparability	Smaller site area to Lot 3 and larger to lots 8 - 11 within the subject development. The land is predominately gently undulating and easier to develop than Lot 3 and somewhat similar to Lots 8 - 11. This sale indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11.

Property	Lot 7 Corymbia Crescent, Hay, WA
Sale Price	\$304,545
Sale Date	21-Jul-18
Sale Status	Settled
Site Area	6,876 sqm
Zoning	General Industry





Property Description	A vacant serviced 6,967 sqm General Industrial zoned allotment located in the newly established industrial area on the outskirts of Denmark. Sold at \$335,000 inc GST.	
Analysis	Site Rate	\$44/sqm
Comparability	Smaller site area to Lot 3, similar to Lot 8 and larger to lots 9 - 11 within the subject development. The land is predominately gently undulating and easier to develop than Lot 3 and somewhat similar to Lots 8 - 11. This sale indicates a lower rate per square metre is applicable to Lot 3, a somewhat similar rate for Lot 8 and a higher rate per square metre is applicable to lots 9 - 11. Generally static market conditions prevail since the date of sale.	

Property	32 Roundhay Street, Gledhow, WA
Sale Price	\$280,000
Sale Date	28-Jun-19
Sale Status	Settled
Site Area	16,286 sqm
Zoning	Light Industry



Property Description	A vacant low lying allotment in a secondary industrial locality. The property is subject to inundation in the lower areas during the winter months and requires some significant drainage and site works. The property sold \$308,000 inclusive of GST after a 2.5 year marketing campaign.	
Analysis	Site Rate	\$17/sqm
Comparability	Slightly smaller site area to Lot 3 and larger to lots 8 - 11 within the subject development. The land is low lying and costly to develop, requires significant site works before buildings can be constructed and in this respect is somewhat similar to the difficulties associated with Lot 3. This sale indicates a slightly higher rate per square metre is applicable to Lot 3 and a much higher rate per square metre is applicable to lots 8 - 11. Generally static market conditions prevail since the date of sale.	

Property	Lots 300 & 16, Roundhay Street, Gledhow, WA	
Sale Price	\$400,000	
Sale Date	23-Mar-16	
Sale Status	Settled	
Site Area	1.324 ha	
Zoning	Light Industry	
		
Property Description	Various lots making a total landholding of 1.3241 ha situated in a low lying secondary industrial locality.	
Analysis	Site Rate	\$30/sqm
Comparability	Smaller site area to Lot 3 and larger to lots 8 - 11 within the subject development. The land is low lying and requires site fill before buildings can be constructed and in this respect is somewhat similar to the difficulties associated with Lot 3. This sale indicates a slightly lower rate per square metre is applicable to Lot 3, given the smaller land area and a much higher rate per square metre is applicable to lots 8 - 11. Slightly improved market conditions since the date of sale.	

Property	29 Roundhay Street, Gledhow, WA	
Sale Price	\$500,000	
Sale Date	03-Jul-19	
Sale Status	Settled	
Site Area	1.381 ha	
Zoning	Light Industry	
		
Property Description	A filled and near level Light Industrial allotment in a secondary industrial locality. The land is not fenced and requires some better compacted hardstand areas and fencing.	
Analysis	Site Rate	\$36/ha
Comparability	Smaller site area to Lot 3 and larger to lots 8 - 11 within the subject development. The land had been filled and mostly developed. This sale indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11. Generally static market conditions prevail since the date of sale.	

Property	28 Richard Street, Milpara, WA
Sale Price	\$279,545
Sale Date	09-Jul-21
Sale Status	Settled
Site Area	3,256 sqm
Zoning	Light Industrial



Property Description	An irregular shaped vacant, cleared but mostly undeveloped 3,256 sqm industrial zoned development site with a small street frontage. Located approximately 4 kilometres north west of the Albany CBD. Sold to an adjoining owner. Sold \$307,500 incl GST.	
Analysis	Site Rate	\$86/sqm
Comparability	Superior industrial locality in a larger regional centre and as such indicates a lower rate per square metre is applicable to all of the subject lots.	

Property	81 John Street, Milpara, WA
Sale Price	\$500,000
Sale Date	16-Apr-21
Sale Status	Settled
Site Area	8,379 sqm
Zoning	Light Industry



Property Description	An 8,379sqm level light industrial allotment on a somewhat secondary road with limited exposure. The site is likely to require some further site works to develop improvements. Sold \$550,000 including GST.	
Analysis	Site Rate	\$60/sqm
Comparability	Superior industrial locality in a larger regional centre and as such indicates a lower rate per square metre is applicable to all of the subject lots.	

Property	57 Copal Road, Willyung, WA
Sale Price	\$570,000
Sale Date	11-Aug-21
Sale Status	Settled
Site Area	1.001 ha
Zoning	General industry





Property Description	A vacant, generally level parcel of General Industrial zoned land. The land is mostly undeveloped and requires some clearing of scattered vegetation. The land is partially fenced. Services connected. Property sold at \$627,000 including GST.
Analysis	Site Rate \$57/sqm
Comparability	Superior industrial locality in a larger regional centre and as such indicates a lower rate per square metre is applicable to Lot 3 and Lot 8 with similar rates applicable to Lots 9 - 11, on account of the smaller size of the subject lots.


Property	60 Copal Road, Willyung, WA
Sale Price	\$500,000
Sale Date	31-Mar-21
Sale Status	Settled
Site Area	8,705 sqm
Zoning	General Industrial




Property Description	A vacant, generally level, cleared but undeveloped 8,705 sqm parcel of General Industry zoned land. Good access to arterial roads and located 10 kilometres north of the Albany CBD. Sold at \$550,000 including GST.
Analysis	Site Rate \$57/sqm
Comparability	Superior industrial locality in a larger regional centre and as such indicates a lower rate per square metre is applicable to Lot 3 and Lot 8 with similar rates applicable to Lots 9 - 11, on account of the smaller size of the subject lots.

Property	14 Brunswick Road, Port Albany, WA		
Sale Price	\$855,000		
Sale Date	05-Mar-21		
Sale Status	Settled		
Site Area	6.883 ha		
Zoning	Port Industry		
			
Lettable Area	704 sqm		
Property Description	<p>The property comprises a 6.8825 hectare parcel of Port Industry zoned land upon which is erected an office, warehouse and large concrete hardstand. The main developed area comprises a level (at road grade) concrete hardstand area of approximately 3,500 sqm where the office is located, together with an elevated concrete loading area of approximately 1,600 sqm upon which the old warehouse is situated.</p> <p>The remaining cleared or usable area comprises approximately 2.1 hectares of terraced land, being at various levels and requiring some significant site works to improve access and levels for development.</p> <p>The remaining approximately 4.2 hectares comprises uncleared steep sloping native vegetation. Sold \$940,500 incl GST</p>		
Analysis	Land Value	\$775,000	Land Value Rate \$11/sqm
	Main Building Value	\$80,000	Site Rate \$12/sqm
Comparability	<p>Significantly larger site area to all lots within the subject development.</p> <p>The land is only partially developed, sloping in nature and a difficult site. The location is superior. This sale indicates a higher rate per square metre is applicable to all of the subject lots.</p>		

Property	62 Miguel Place, Walpole, WA		
Sale Price	\$96,000		
Sale Date	11-Jan-22		
Sale Status	Settled		
Site Area	2,460 sqm		
Zoning	Industry		
			
Property Description	A vacant 2,460 sqm Industry zoned land. The site is cleared and generally level throughout with services available for connection.		
Analysis	Site rate:	\$39/sqm	
Comparability	<p>Inferior industrial locality in a smaller regional town. The land is somewhat smaller in this case and as such indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11.</p>		

Property	58 Miguel Place, Walpole, WA	
Sale Price	\$92,000	
Sale Date	04-Jan-22	
Sale Status	Settled	
Site Area	2,577 sqm	
Zoning	Industry	

Property Description	A vacant 2,577 sqm Industry zoned allotment. The site is cleared and generally level throughout with services available for connection. Sold \$101,200 inc GST.	
Analysis	Site rate:	\$36/sqm.
Comparability	Inferior industrial locality in a smaller regional town. The land is somewhat smaller in this case and as such indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11.	

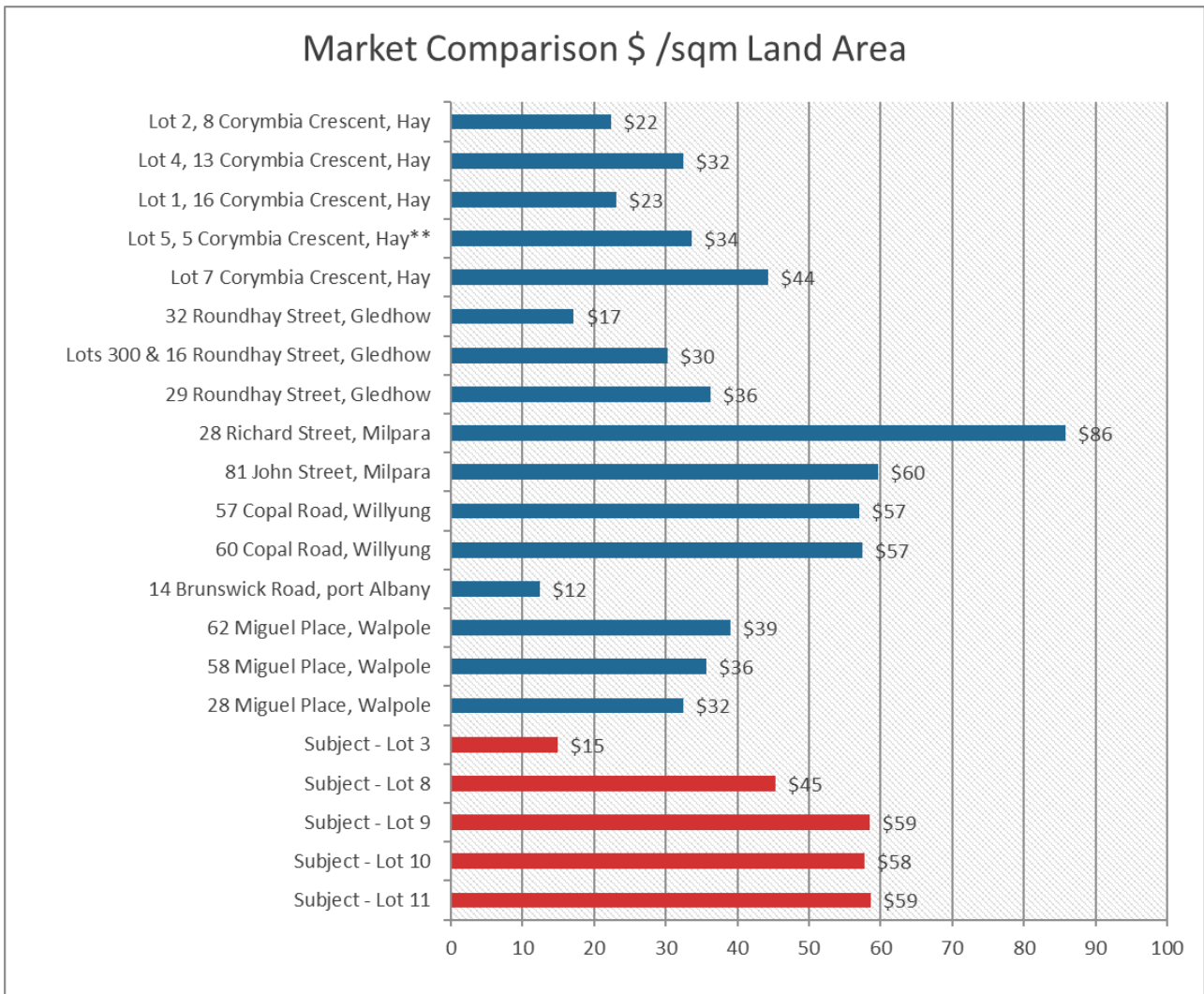
Property	28 Miguel Place, Walpole, WA	
Sale Price	\$112,000	
Sale Date	21-Oct-20	
Sale Status	Settled	
Site Area	3,453 sqm	
Zoning	Industrial	

Property Description	A vacant cleared industrial allotment serviced with underground power and water.	
Analysis	Site Rate	\$32/sqm
Comparability	Inferior industrial locality in a smaller regional town. The land is somewhat smaller in this case and as such indicates a lower rate per square metre is applicable to Lot 3 and a higher rate per square metre is applicable to lots 8 - 11.	

Sales Evidence Conclusions:

Sales Analysis Summary				
Address	Sale Price	Date	Land Area	\$ /sqm Land
Lot 2, 8 Corymbia Crescent, Hay	\$322,727	Oct-21	14,434 sqm	\$22
Lot 4, 13 Corymbia Crescent, Hay	\$260,000	Jun-21	8,019 sqm	\$32
Lot 1, 16 Corymbia Crescent, Hay	\$318,182	Jan-21	13,766 sqm	\$23
Lot 5, 5 Corymbia Crescent, Hay**	\$279,090	Jan-22	8,296 sqm	\$34
Lot 7 Corymbia Crescent, Hay	\$304,545	Jul-18	6,876 sqm	\$44
32 Roundhay Street, Gledhow	\$280,000	Jun-19	16,286 sqm	\$17
Lots 300 & 16 Roundhay Street, Gledhow	\$400,000	Mar-16	13,241 sqm	\$30
29 Roundhay Street, Gledhow	\$500,000	Jul-19	13,810 sqm	\$36
28 Richard Street, Milpara	\$279,545	Jul-21	3,256 sqm	\$86
81 John Street, Milpara	\$500,000	Apr-21	8,379 sqm	\$60
57 Copal Road, Willyung	\$570,000	Aug-21	10,007 sqm	\$57
60 Copal Road, Willyung	\$500,000	Mar-21	8,705 sqm	\$57
14 Brunswick Road, port Albany	\$855,000	Mar-21	68,825 sqm	\$12
62 Miguel Place, Walpole	\$96,000	Jan-22	2,460 sqm	\$39
58 Miguel Place, Walpole	\$92,000	Jan-22	2,577 sqm	\$36
28 Miguel Place, Walpole	\$112,000	Oct-20	3,453 sqm	\$32
Subject - Lot 3	\$290,000	Mar-22	19,365 sqm	\$15
Subject - Lot 8	\$310,000	Mar-22	6,843 sqm	\$45
Subject - Lot 9	\$240,000	Mar-22	4,101 sqm	\$59
Subject - Lot 10	\$250,000	Mar-22	4,329 sqm	\$58
Subject - Lot 11	\$240,000	Mar-22	4,095 sqm	\$59

** Sale price not confirmed as yet.



7.0 Valuation Calculations

The above-mentioned sales evidence reflects a site rate range of \$12/sqm to \$86/sqm of site area with variations attributed to location, topography, aspect, size and development potential.

After consideration of the above evidence, we have applied a value range between \$14/sqm to \$16/sqm for Lot 3, given the additional difficulties and site costs involved in development of this site, which will likely yield a portion of unusable area.

Between \$43/sqm to \$47/sqm for lot 8 and between \$56/sqm to \$60/sqm for Lots 9 - 11.

Our calculations on this basis are shown as follows:

7.1 Primary Valuation Method

Comparable Transactions Method/Direct Comparison Calculations

Comparable Transactions (Direct Comparison) - Land Area, Lot 3			Market Value
Lower Range:	19,365 sqm	@ \$14	\$271,110
Mid Range:	19,365 sqm	@ \$15	\$290,475
Upper Range:	19,365 sqm	@ \$16	\$309,840
Indicates Market Value:			Rounding \$5,000 \$290,000

Comparable Transactions (Direct Comparison) - Land Area, Lot 8			Market Value
Lower Range:	6,843 sqm	@ \$43	\$294,249
Mid Range:	6,843 sqm	@ \$45	\$307,935
Upper Range:	6,843 sqm	@ \$47	\$321,621
Indicates Market Value:			Rounding \$5,000 \$310,000

Comparable Transactions (Direct Comparison) - Land Area, Lot 9

			Market Value
Lower Range:	4,101 sqm	@ \$56	\$229,656
Mid Range:	4,101 sqm	@ \$58	\$237,858
Upper Range:	4,101 sqm	@ \$60	\$246,060

Indicates Market Value:	Rounding	\$5,000	\$240,000
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Comparable Transactions (Direct Comparison) - Land Area, Lot 10

			Market Value
Lower Range:	4,329 sqm	@ \$56	\$242,424
Mid Range:	4,329 sqm	@ \$58	\$251,082
Upper Range:	4,329 sqm	@ \$60	\$259,740

Indicates Market Value:	Rounding	\$5,000	\$250,000
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Comparable Transactions (Direct Comparison) - Land Area, Lot 11

			Market Value
Lower Range:	4,095 sqm	@ \$56	\$229,320
Mid Range:	4,095 sqm	@ \$58	\$237,510
Upper Range:	4,095 sqm	@ \$60	\$245,700

Indicates Market Value:	Rounding	\$5,000	\$240,000
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8.0 Valuation

Subject to the assumptions, conditions and limitations contained within this report, we are of the opinion the Market Value of the interest in the subject properties as at the Date of Valuation is as follows:

Market Rent Analysis				
Level/Tenancy	Tenant	Area/Qty Unit	Market Rent Rate	Market Rent
Ground	Vacant	19,365 sqm	@ \$0.50	\$9,683
Ground	Vacant	6,843 sqm	@ \$3.25	\$22,240
Ground	Vacant	4,101 sqm	@ \$4.00	\$16,404
Ground	Vacant	4,329 sqm	@ \$4.00	\$17,316
Ground	Vacant	4,095 sqm	@ \$4.00	\$16,380

Market Value - Vacant Possession

Valuation Reconciliation	
Comparable Transactions (Direct Comparison) - Land Area, Lot 3	\$290,000
Comparable Transactions (Direct Comparison) - Land Area, Lot 8	\$310,000
Comparable Transactions (Direct Comparison) - Land Area, Lot 9	\$240,000
Comparable Transactions (Direct Comparison) - Land Area, Lot 10	\$250,000
Comparable Transactions (Direct Comparison) - Land Area, Lot 11	\$240,000
Gross Realisation (GST Exclusive)	\$1,330,000

9.0 Assumptions, Conditions & Limitations

Area Disclaimer	<i>In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.</i>
Asbestos Disclaimer	<i>We are not experts in the identification of Asbestos and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this valuation is made on the assumption that there is no: asbestos material present; health risk from asbestos within the property; or there is any material expense relating to the repair, management or replacement of asbestos materials in the foreseeable future. Should an expert's report establish that there is an asbestos related health risk or a requirement to undertake asbestos remediation works then we reserve the right to review this valuation.</i>
Building Services Disclaimer	<i>No documentation or certification has been sighted to verify the condition of building services, and we have assumed that all building services are: adequate in specification; in good operational condition; and satisfactorily maintained.</i>
Encroachments	<i>The valuation is made on the basis that there are no encroachments (unless otherwise noted) by or upon the property and this should be confirmed by a current survey report and/or advice from a land surveyor. If any encroachments are noted by the survey report the valuer should be consulted to assess any effect on the value stated in this report.</i>

Environmental Disclaimer	<i>This report is not an environmental audit and no advice is given in any way relating to environmental or pollution matters. Any comments given as to environmental or pollution factors in relation to the property are not given in the capacity as an expert. This assessment of value is on basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have an impact on the Market Value of the property, we reserve the right to review and if necessary vary our valuation if any contamination or other environmental hazard is found to exist.</i>
Full Disclosure Disclaimer	<i>This valuation assumes that any information, documentation and data provided by you or any third parties is accurate and is a full disclosure of information which may impact on the value of the property. Whilst the Valuer has taken reasonable steps to verify the information supplied, we do not accept any liability whatsoever for any information being insufficient, inaccurate or misleading. If inaccuracies in the information are subsequently discovered, we reserve the right to review and, if necessary, amend our valuation.</i>
Future Value	<i>Any comments are made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate. Due to possible changes in the property market, economic conditions, occupancy status and property specific factors, we recommend the value of the property be reassessed at regular intervals</i>
Geotechnical	<i>We have not sighted a geotechnical engineers' survey of the property. We are not experts in the field of civil or geotechnical engineering and we are therefore unable to comment as to the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event there is found to be adverse ground conditions we recommend the matter be referred to this Company for comment.</i>
GST	<i>All amounts and values in this report are exclusive of GST unless otherwise specified. If there is any uncertainty as to the treatment of GST we recommend you seek advice from a qualified accountant.</i>
Heritage Disclaimer	<i>Unless specified otherwise, our valuation assumes that any heritage issues do not and will not impact on the use and value of the property. We have not obtained formal confirmation of heritage listings beyond what is identified in this report. If the client has concerns in relation to heritage issues we recommend the client seeks formal information from the relevant authorities. We reserve the right to review and, if necessary, amend our valuation if onerous heritage restrictions are identified through formal searches.</i>
Identification	<i>The property has been identified as per details provided within this report. The identification comments are not provided in the capacity of an expert, and a surveyor (not a valuer) would be able to confirm the identification of the property and/or any encroachments by way of undertaking a site survey.</i>
Inconsistencies in Assumptions	<i>If there is found to be any variance, inconsistency or contradiction in any of the assumptions within this report then this may have an impact on the market value of the property and we recommend this valuation be referred back to the Valuer for comment.</i>
Market Change	<i>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. Where the valuation is being relied upon for mortgage purposes, 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 90 days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.</i>
Market Evidence Information Availability	<i>In preparing this valuation we have undertaken those investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the market information obtained to be accurate, all details may not have been formally verified.</i>
Market Value	<i>"Market Value is 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 wherein the parties had each acted knowledgeably, prudently and without compulsion".</i>
Native Title Assumption	<i>We are not experts in native title or the property rights derived there from and have not been supplied with appropriate expert advice or reports. Therefore, this valuation is made assuming there are no actual or potential native title interests affecting the value or marketability of the property.</i>

Photographs	<i>The photos used in this valuation report may not have been taken by Opteon (Third Party Photos). Where possible, a photo that has been sourced from a third party (other than the property contact who has not been attributed) has been attributed in the valuation report to the source from which Opteon obtained the photo. Opteon makes no warranties or representations in respect of, and is unable to assign to the Client, any intellectual property rights subsisting in the Third Party Photos.</i>
Planning Disclaimer	<i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities and is assumed to be correct. Should the addressee require formal confirmation of planning issues then we recommend formal application be made to the relevant authorities to confirm planning details.</i>
Publication of Report	<i>The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i>
Site Survey Disclaimer	<i>This report is not a site survey and no advice is given in any way relating to survey matters. Any comments given in relation to the property are not given in the capacity as an expert, however, are based on our inspection (where relevant) of the property and review of the Certificate of Title plans. Should the addressee require absolute certainty in relation to the site area, dimensions or possible encroachments we recommend that a surveyor be engaged to provide appropriate advice and a survey of the property if considered necessary. In the event there are any fundamental inconsistencies between any site survey undertaken and site detail adopted in this valuation, the survey should be referred to the valuer for comment on any valuation implications (including amendment of our valuation if considered necessary).</i>
Structural Disclaimer	<i>This report is not a structural survey and no advice is given in any way relating to structural matters. Any opinion given as to the condition of the improvements on the property is not given in the capacity as an expert. A structural report on the building and/or its plant and equipment has not been sighted, and nor have we inspected unexposed or inaccessible portions of the premises. Therefore we cannot comment on the structural integrity, any defects, rot or pest infestation (or damage from pest infestation) of the improvements, any use of asbestos or other materials now considered hazardous or areas of non-compliance with the Building Code of Australia, other than matters which are obvious and which are noted within this report. This valuation assumes the building is structurally sound; that building services are adequate and appropriately maintained; the building complies with applicable Council, building, health, safety and fire regulations, laws, bylaws, rules, licences, permits and directives; and is free of asbestos or other defects, unless specified otherwise. Should an expert's report establish that there is any damage of the varieties noted above then we reserve the right to review this valuation.</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Shire of Denmark and the nominated other authorised users, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced in whole or part without the express written authority of Opteon (Albany & Great Southern WA). Our warning is registered here, that any party, other than those specifically named in this report as our client or authorised user should obtain their own valuation before acting in any way in respect of the subject property.</i>
Third Party Information	<i>In preparing the valuation report the valuer may have relied on information, documents and data provided by third parties (Third Party Information). Whilst the valuer has taken reasonable steps to verify the accuracy and completeness of the Third Party Information, the valuer does not make any warranties or representations about the accuracy or completeness of that Third Party Information and will not be liable for any loss that may arise as a direct or indirect consequence of any Third Party Information being incomplete, inaccurate or misleading due to the fraud or recklessness of a provider of the Third Party Information.</i>
Title and Unregistered Instruments	<i>For the purpose of this report we have assumed that the title information provided to us is correct. Our Valuation has been assessed assuming the property is only affected by encumbrances noted on Title with the exception of registered instruments (eg. mortgages or caveats) that are normally and expected to be discharged prior to transfer of the property. If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted on the title, they may affect the assessment of value. If there are errors or omissions found to exist on the title documents we should be notified and we reserve the right to review our valuation.</i>

APPENDIX 1
QUOTE INSTRUCTIONS

11 March 2022

Thank you for the opportunity to provide you with a quote for our services.

Opteon is pleased to provide you with a quote for services. This quote is based on the instructions you have provided to us and is the basis on which we will provide our services.

OUR REFERENCE	14151360
CLIENT(S)	Shire of Denmark
CLIENT ABN	N/A
CLIENT CONTACT	Claire Thompson
CLIENT EMAIL	claire.thompson@denmark.wa.gov.au
PROPERTY	Various Lots, East River Road, Denmark, Western Australia
PURPOSE	Rental purposes and should not be relied upon for any other purpose.
TYPE OF PROPERTY	Industrial
VALUATION BASIS	Unless otherwise requested, the basis of value is Market Value as defined in International Valuation Standards and as adopted by the Australian Property Institute and the valuation is to be completed on the premise of highest and best use.
DATE OF VALUATION	Unless otherwise specified the date of valuation will be the date of inspection.
SPECIAL INSTRUCTIONS	Commercial market rental valuation based on best use and a freehold sale valuation.
REPORT FORMAT	Unless otherwise agreed, a written report will be prepared.
REPORT DELIVERY MODE	Email
REQUIRED INFORMATION	If you have any information about the property or information which is relevant to the purpose of this advice please supply this information to us, preferably by email.
ADDRESS INVOICE TO	Shire of Denmark, PO Box 183, DENMARK WA 6333
PROFESSIONAL FEES	\$2,500.00 inclusive of GST.
PAYMENT OF FEES	We require payment of our professional fees within the terms as shown on the invoice but you agree that we retain the right to withhold any valuation or deliverable until payment is made.
CURRENCY OF QUOTE	Please note that this quote is only valid for 30 days. If you wish to proceed after 30 days, please contact us to confirm our fee and availability.
CURRENCY OF THE SERVICES	The value assessed in any of our services is in Australian dollars.
SERVICE DELIVERY	We estimate completing the valuation in 25 business days. If we are unable to meet the estimated timeframe, we will consult with you as to an updated time for delivery.
TERMS OF ENGAGEMENT	Our Services and report are provided subject to Opteon's Standard Terms and Conditions* which are enclosed. (*Terms not applicable if an enforceable and current contract concerning the services which are the subject of this engagement is in place and binding on the parties as at the date of this quote.)

This quote has been provided on the basis of the information you have provided to us in the quote request. Should our understanding of any of the details below be ambiguous or incorrect, you must immediately advise us and we reserve the right to vary this quote by a reasonable amount to account for any changes.

QUOTE

Various Lots, East River Road
Denmark, WA 6333
Our Reference: 14151360



In order to accept the quote and to engage Opteon kindly respond in one of three ways; either accept it via our online portal, reply via email, stating that you accept this quote as per the details contained herein or write to us with your confirmed and detailed instructions.

If you have any questions or for assistance please feel free to contact us on (08) 98417744 or email Albany.info@opteonsolutions.com and quote the following reference number **14151360**. Thank you again for your business and we look forward to being of service to you.

Standard Terms and Conditions – Valuation Services

1. This Agreement

This Agreement sets out the terms on which we will provide the Services to you.

2. Our Services

2.1 We will provide the Services to you with the degree of skill, care and diligence reasonably expected of a professional providing services of the same kind and in accordance with this Agreement, the ABFI Standing Instructions (where relevant) and any relevant requirements or instructions issued by the API.

2.2 We will use all reasonable efforts to complete the Services within any agreed time frame.

2.3 At our election, the Services may be performed by a Franchisee where the property, premises or asset to be valued is located in that Franchisee's territory. We will be responsible for all acts and omissions of the Franchisees and Valuers as if they were our acts or omissions. You agree that you will not bring any Claim in connection with the Services or this Agreement directly against any Franchisee or Valuer.

2.4 Unless otherwise agreed, we will be the sole point of contact for any issues in relation to this Agreement.

3. Your Obligations

3.1 You will provide us with instructions requesting a Valuation via a Valuation Request.

3.2 You must provide us with all data, Information and access as is necessary or reasonably required for us to perform the Services.

3.3 You acknowledge and agree that:

3.3.1 we are entitled to and will rely on Information provided by you or your representatives and/or agent and any instructions and approvals given by you or your representatives and/or agent (and that we are released from any liability to the extent of any inaccuracy, inconsistency or omission in same); and

3.3.2 although the Services may include advice, all decisions made, or action taken, in reliance upon that advice are solely your responsibility and are made by you based on your own judgement and knowledge of your circumstances.

4. Our Valuations

4.1 Our Valuations are prepared solely for you (and any other person expressly specified in the Letter or Valuation Request) to use for the Permitted Purpose. You are not authorised to use a Valuation for any other purpose without our prior written consent. We do not accept a duty of care to any other person and you agree to the Valuation specifically disclaiming legal responsibility to any other person that might read the Valuation. In the event that you wish to provide the Valuation to any third party, including any financier, for any reason, before any disclosure occurs, you must first obtain our consent to disclosure of the report being made, and if consent is given (which remains at our discretion and may be

given with extra conditions), you must (i) provide a copy of this Agreement to the third party, (ii) obtain a signed deed poll from the third party acknowledging that it will not rely on the Valuation for any purpose and releases us from any liability (including negligence), and (iii) provide us with the original signed deed.

4.2 You indemnify us against any Loss we may suffer or incur in respect of any Claim by a third party that arises as a result of any use or distribution of a Valuation to that party or their reliance thereon. Furthermore, if we incur liability to any third party as a result of any use or distribution of, or reliance on, a Valuation by any third party:

4.2.1 You will ensure that we can enforce the protections afforded to us under or out of this Agreement (and in particular clause 11) directly against that third party, or if that is not possible or does not occur for any reason, you will do everything necessary to place us in a position as if the protections had been directly enforceable or enforced against that third party also; and

4.2.2 Without limiting the foregoing, you acknowledge and agree, and will do all things necessary to place us in a position so that, the limitation in clauses 11.1 and 11.2 apply so as to limit our liability to you and/or to that third party, severally and/or collectively, on an aggregate basis.

4.3 A Valuation is current at the date of the Valuation only. The value of a property, premises or asset may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property, premises or asset). As such, you release us from any liability for Claim or Loss arising from such subsequent changes in value or where the valuation is relied upon more than 90 days after the date of the valuation, provided always that the 90 day period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.

4.4 Our Valuations will contain certain assumptions, qualifications, limitations and disclaimers (**Notices**). You agree that it is your responsibility to become aware of these Notices and to ensure that the Valuations are only used in the context of, and subject to, such Notices.

4.5 You acknowledge and agree that our Valuations:

4.5.1 cannot be relied upon as advice about taxation, investment or financial strategy nor considered to be legal or accounting advice; and/or

4.5.2 are not a recommendation to take or not take any particular course or action in respect of a transaction or investment opportunity, and will not be relied upon (in whole or in part) to assess or make decisions about, any private placement, capital raising or securities offering of any kind whatsoever.

4.6 If the Services comprise a desktop or kerbside assessment of any kind or you have instructed us not to undertake a full external and internal inspection, you hereby provide your written agreement to our non-inspection and/or partial inspection of

the relevant property being valued and you accept the inherent risk of inaccuracy arising therefrom (including, to the extent relevant to the particular valuation, any risk or risk allocation noted in any applicable API memorandum or guideline).

4.7 If the Service comprises a Virtual Valuation, you acknowledge and agree that:

4.7.1 we will not undertake a physical inspection of the relevant property when preparing the Virtual Valuation and determining the market value of the property. We will form our opinion of value based upon one or more of the following sources: information provided by the property owner or occupant or other third party such as a real estate agent; information already known to the Valuer due to a previous inspection by us; information that we have obtained from public searches or other enquiries. We will take reasonable steps to verify information, documentation and data provided by third parties where we consider it necessary, but otherwise we are entitled to assume that any information provided by third parties is accurate, complete and not misleading;

4.7.2 when a Valuation is completed without inspection of a property there is some inherent risk of diminished accuracy as the Valuer has not personally confirmed the building area, accommodation or features and condition of any improvements or essential repairs. You understand the risks inherent in the Valuer not undertaking a physical inspection;

4.7.3 the Virtual Valuation may not fully comply with the ABFI Standing Instructions and any non-compliance with the ABFI Standing Instructions will not be considered a failure to meet any relevant obligations or service levels set out in this Agreement.

5. Our Fees

5.1 You agree to pay us the Fees for the Services.

5.2 Other than in respect of a change to Fees in accordance with clause 5.3, we will give you at least 30 days' notice of any proposed changes to the Fees.

5.3 If the Agreement applies to Services to be provided from time to time on an ongoing basis, on each anniversary of the Commencement Date, the Fees will be automatically indexed and increased by CPI or 2.5% whichever is higher.

5.4 If a Valuation Request is expected to involve complexity or disproportionate resources, we may request a higher fee for the Valuation. Any higher fee will be agreed with you prior to us proceeding with the Valuation Request.

5.5 Where the property, premises or asset you would like us to value falls outside of the types, zones or value ranges listed in our Fee Schedule, we will provide you with a quote for the Fee prior to commencing the Valuation. The quote will be valid for a period of 30 days from the date of issue unless the quote specifies otherwise.

5.6 Where we have provided you with a quote for the Fee for a Valuation and you instruct us to proceed with the Valuation or pay the Fee, you have accepted the quoted Fee for that Valuation (and these terms).

5.7 Unless stated otherwise, the Fees are expressed exclusive of GST. You agree to pay any GST imposed on us, now or in the future, in relation to this Agreement. Where GST is payable on any taxable supply made under this Agreement, you agree that the Fee payable for this supply will be increased by an amount equal to the GST payable by us in respect of that supply.

6. Invoicing

6.1 Where we have agreed that you do not need to prepay for our Services, we will invoice you in arrears for the Fees once we provide you with the Valuation (unless agreed otherwise) and you will pay our invoice within 14 days of receiving it (unless agreed otherwise). If you dispute an invoice, you will still pay the undisputed amount and we will work together to resolve the dispute. Where amounts remain due and unpaid, we may charge you interest at an annual rate of 2% over the Bank Bill Swap Rate published in the Australian Financial Review on the date payment is due.

6.2 Without limiting any other rights we may have, we may suspend (for a time or indefinitely) or terminate the Services, in whole or part, or withhold any Valuation if our Fees (in whole or part) have not been paid by you (or anyone else responsible for payment thereof).

7. Unexpected delay

7.1 We will not be responsible to you or anyone else (and you will not assert we are in breach or liable) for any failure in providing the Services or any Valuation to the extent such failure is caused by an Unexpected Delay. We will notify you if there is a delay that will affect the provision of the Services or any Valuation and the cause of the delay.

7.2 If it is necessary or we are required to perform additional services or incur additional costs because of an Unexpected Delay, where those additional services are required or costs are incurred due to your act or omission, you will pay us additional Fees for those services or costs and in other cases, we may charge you additional Fees as are reasonable.

8. Confidentiality

8.1 Each of us agrees to protect and keep confidential any Confidential Information that is given to us by the other. Except as set out in this Agreement, or where both of us agree otherwise in writing, we will only use or disclose your Confidential Information as necessary to provide the Services to you.

8.2 Where relevant, we may use, disclose and transfer your Information (even if Confidential Information) to our Franchisees and Representatives who will use and disclose it only to provide the Services to you. In addition, we may disclose your Information to our professional advisers, any regulating body or insurers on a confidential basis.

8.3 Subject to clause 8.4, either of us may disclose any Confidential Information to the extent that it is required to be disclosed by law, order of any court, tribunal, authority or regulatory body, rules of any stock exchange or any professional obligations or requirements.

8.4 A party disclosing Confidential Information under clause 8.3 must, where practical and to the extent permitted by law, notify the other of the requirement to disclose and only disclose the

minimum Confidential Information required to comply with the law or requirement.

8.5 You agree that we may aggregate your Information and use and disclose that information in de-identified form as part of research and advice, including without limitation, benchmarking services or for valuation purposes.

8.6 We will return to you or destroy your Information at any time at your request, however, we are entitled to retain a copy of your Confidential Information or any Information you give to us for any lawful record keeping purposes, provided that we continue to keep this Information confidential in accordance with this Agreement.

9. Personal information and privacy

9.1 We will handle Personal Information in accordance with the Privacy Legislation and our privacy policy available at www.opteonsolutions.com/au/privacy-policy/.

9.2 You agree to work with us to ensure that both of us meet any obligations that each of us may have under the Privacy Legislation including, where relevant, notifying the individual to whom the Personal Information relates of who we are and how we propose to use and disclose their information.

9.3 Where you provide us with any Personal Information, you confirm that you have collected the Personal Information in accordance with the Privacy Legislation, that you are entitled to provide the Personal Information to us and that we may collect, use and disclose the Personal Information for the purpose of providing the Services to you or as otherwise permitted by this Agreement.

10. Intellectual Property

10.1 Except as set out in clause 10.3, we own (and despite anything to the contrary, may commercialise or exploit for our economic benefit and for any purpose whatsoever) the Intellectual Property Rights in the Valuations and Our Data.

10.2 Subject to clause 10.3, we grant, or will procure from any third party the right to grant, to you an irrevocable, perpetual, worldwide, non-exclusive, royalty-free licence to use and reproduce the Valuations for the Permitted Purpose and your internal business purposes.

10.3 The photos used in a Virtual Valuation may not have been taken by us (**Third Party Photos**). Where possible, Third Party Photos (other than photos sourced from the property contact who has not been attributed) have been attributed to the source from which we obtained the photo in the Virtual Valuation. We make no warranties or representations in respect of, and are unable to assign to you, any Intellectual Property Rights subsisting in the Third Party Photos.

11. RELEASE, INDEMNITY AND OUR LIMITATION OF LIABILITY

11.1 Except to the extent that legislation does not permit Us to limit our liability, you acknowledge and agree that:

11.1.1 Our maximum aggregate liability for any Claim or Loss, whether arising in connection with the Services or the subject matter of this Agreement (including negligence) is limited to three (3) x the Fees or \$500,000, whichever amount is the lesser; and

11.1.2 If clause 11.1.1 is not enforceable by us for any reason whatsoever, our maximum aggregate liability for any Claim or Loss arising in connection with the Services or the subject matter of this Agreement (including negligence) is limited in the manner provided by the APIV Limited Liability Scheme (being a scheme approved under Professional Standards Legislation.)

11.2 Without limiting clause 11.1:

11.2.1 we will only be liable to you for that proportion of the total Loss caused or contributed to by us;

11.2.2 we will not be liable to you (nor will you assert any Claim against us) for any Consequential Loss; and

11.2.3 we will not be liable unless you notify us of that Loss within 12 months of it occurring.

11.3 You indemnify us for and in respect of all Loss which we may suffer or incur arising from or in any way connected with any breach by you of this Agreement.

11.4 Nothing in this Agreement shall restrict, modify or limit your rights under the Australian Consumer Law.

11.5 You represent and agree that:

11.5.1 You waive unconditionally any right, and will not seek, to Claim against Us in excess of any limitation applicable under clause 11.1 or in a manner that is contrary to the protections afforded under clause 11.2;

11.5.2 This clause 11 or any other clause that provides protection to us in respect of our exposure to Claims or Loss are reasonably necessary to protect our legitimate interests; and

11.5.3 We have entered into this Agreement relying on your representations in this regard.

11.6 You acknowledge that in providing a Virtual Valuation we may rely on information, documents, photos and data provided by third parties (**Third Party Information**). Whilst we will always take reasonable steps to verify the accuracy and completeness of Third Party Information, we make no warranties or representations about the accuracy or completeness of that Third Party Information. You release and hold us harmless in respect of any claim, loss, cost or damages that may arise as a direct or indirect consequence of any Third Party Information being incomplete, inaccurate or misleading due to the fraud or recklessness of a provider of Third Party Information.

12. Insurance

We will maintain appropriate insurance in relation to the Services, including professional indemnity insurance with a reputable insurer with an indemnity limit of \$1 million during the term of this Agreement and for a period of seven years after last performing the Services for you.

13. Conflict of interest

If we identify a conflict of interest in respect of the Services at any time, in addition to anything else that we consider necessary to manage the issue, we will notify you and seek your consent to our (or our continued) engagement, or at our

sole and binding election, we may notify that we decline to, or will not continue to, act (in which case you will pay for any Fees incurred to that date).

14. Termination

14.1 You may terminate this Agreement by giving us at least 30 days prior written notice at any time. If the Agreement is terminated for any reason, you must pay our Fees for the Services performed and any other charges incurred, up to the time of termination.

14.2 We may terminate this Agreement:

14.2.1 by giving you notice of at least 30 days;

14.2.2 if any payment due by you under this Agreement is not paid on the due date;

14.2.3 if, by continuing to act for you, we would be required to act contrary to any legal, regulatory or professional conduct obligation or similar just cause; or

14.2.4 if there is any change in your financial or legal status.

14.3 Clauses 4, 5, 6, 8, 9, 10, 11, 12, 15 and this clause 14.3 survive the termination of this Agreement. Nothing in this clause prevents any other provision of the Agreement, as a matter of interpretation, also surviving the discharge, expiration or termination of this Agreement.

15. Dispute resolution

15.1 Each of us agrees to use reasonable endeavours to resolve any dispute that arises in connection with this Agreement.

15.2 If we are unable to resolve a dispute within 14 days of either of us giving the other notice in writing of a dispute, either of us may refer the dispute to mediation to be conducted in Melbourne, Victoria under the Australian Disputes Centre (ADC) guidelines for commercial mediation which are operating at the time the dispute is referred to the ADC.

15.3 If the dispute is not resolved by mediation within 28 days of the appointment of a mediator, either of us may commence court proceedings.

15.4 Despite the existence of a dispute, each of us must continue to perform all of our obligations under this Agreement.

15.5 Nothing in this clause prevents either of us applying to a court for urgent interlocutory relief.

16. General

16.1 We are engaged as an independent contractor. Neither of us is an agent or representative of or has the authority to bind the other. This Agreement is not intended and will not be taken to constitute a partnership, agency, employment, joint venture or fiduciary relationship between us.

16.2 This Agreement is the entire agreement between us for the Services. It supersedes all prior communications, negotiations, arrangements and agreements, either oral or written between us in relation to its subject matter.

16.3 These "Standard Terms and Conditions" prevail to the extent of any omission or inconsistency with anything contained in the Letter, a Valuation Request or a Valuation.

16.4 We may amend these "Standard Terms and Conditions" from time to time. Our prevailing "Standard Terms and Conditions" can be viewed at all times on our website: opteonsolutions.com.

16.5 Neither of us may transfer, assign or novate this Agreement without the prior written consent of the other. However we may elect to subcontract the performance of the Services (in whole or part) without giving notice to you but at all times, we remain liable to you for the acts or omissions of our subcontractors.

16.6 If any of the terms of this Agreement are not legally enforceable then that term or the relevant part of it will be either amended as appropriate to make it enforceable or ignored, but in all other respects this Agreement will have full effect.

16.7 This Agreement is governed by the law applying in Victoria and the parties submit to the non-exclusive jurisdiction of the courts of Victoria.

16.8 A waiver by one of us of a breach by the other of any term of this Agreement does not operate as a waiver of another term or a continuing breach by the other of the same or any other term of this Agreement.

16.9 To the extent permitted by law, we disclaim all warranties, either express or implied, in relation to the Services and the Valuations other than any written warranty made in this Agreement.

17. Interpretation

In this Agreement:

17.1 headings and sub-headings are for ease of reference only and do not affect the interpretation of this Agreement;

17.2 words denoting the singular include the plural and vice versa;

17.3 the word 'includes' in any form is not a word of limitation;

17.4 where a word or phrase is defined, another part of speech or grammatical form of that word or phrase has a corresponding meaning;

17.5 a person includes a firm, partnership, joint venture, association, corporation or other body corporate;

17.6 '\$' is a reference to Australian dollars;

17.7 'this Agreement' is to this Agreement as amended from time to time;

17.8 a clause, schedule or attachment is a reference to a clause, schedule or attachment in or to this Agreement;

17.9 any document (such as a deed, agreement or other document) is to that document (or, if required by the context, to a part of it) as amended, novated, substituted or supplemented at any time; and

17.10 any legislation (including subordinate legislation) is to that legislation as amended, re-enacted or replaced and includes any subordinate legislation issued under it.

18. Definitions

In this document, the following words have the following meanings:

ABFI Standing Instructions means the standing instructions issued by the Australian Banking and Finance Industry as amended from time to time.

Agreement means the agreement between us and you comprising these “*Standard Terms and Conditions*”, the Letter and in respect of a particular Valuation Request, that Valuation Request and the relevant Valuation.

API means the Australian Property Institute.

APIV Limited Liability Scheme means the Australian Property Institute Valuers Limited’s Limitation of Liability Scheme as amended from time to time.

Commencement Date means the date on which you first instruct us to provide our Services under this Agreement.

Claim means any claim made (whether in the form of an allegation, demand, suit, action or other proceeding of any kind) under or in connection with this Agreement or its subject matter whether arising under contract (including under any warranty or indemnity or any other breach, actual or anticipatory), in equity, restitution, negligence or any other tort, strict liability under statute or otherwise at all

Confidential Information means any information or material which is proprietary to a party or acquired by either of us solely as a result of the Services and is designated as confidential or the recipient ought know or assume is confidential, but excludes any information that:

- (a) is or becomes publicly available, except by a breach of this Agreement;
- (b) is disclosed to either of us by a third party provided that the recipient reasonably believes the third party is legally entitled to disclose such information;
- (c) was known to either of us before we received it from the other or is developed by either of us independently;
- (d) is disclosed with the other’s consent; or
- (e) is required to be disclosed as contemplated by clause 8.3.

Consequential Loss means any loss of actual or anticipated profit or revenue, extraordinary or unexpected financing costs, anticipated savings or business opportunity, loss or corruption of data or systems, or damage to goodwill whether arising at law as direct or indirect loss, and any indirect, consequential, special, punitive, exemplary or incidental loss or damages, whether foreseeable or not and whether we were advised of the possibility of such damages.

CPI means the annual Consumer Price Index (All Groups), Australia (weighted average of eight capital cities) as published by the Australian Bureau of Statistics.

Fees means the fees for the Services set out in the Letter or any quote provided under clause 5.5, as calculated in accordance with our Fee Schedule or any higher fee applicable under clauses 5 or 7.2.

Fee Schedule means our schedule of fees as supplied to you and as amended from time to time.

Franchisee means individuals, partnership or company that has entered into a franchise agreement with our franchisor entity Opteon Franchising Pty Ltd.

GST has the meaning given to it under *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

Information means any information, documents, material, facts, instructions or Confidential Information provided to us by you or your Representatives or anyone else at your request or on your behalf.

Intellectual Property Rights means all intellectual property rights throughout the world and includes rights in respect of copyright, trade marks, designs, trade secrets and know-how.

Letter means the engagement letter, quote or any other written communication between us which confirms our engagement in respect of the Services.

Loss means any loss, liability, Claim, damages, costs or expenses of whatsoever kind (including, where applicable, Consequential Loss).

Our Data means all data, photographs, field notes, sales data, reports, systems and other materials that we produce, collect, develop or otherwise bring into existence in the provision of the Services (other than Third Party Information, Third Party Photos and any data and materials provided by you to us).

Permitted Purpose means the purpose set out in the Letter, a Valuation Request or otherwise as set out in writing and accepted by us.

Personal Information means information or an opinion (including information or an opinion forming part of a database), whether true or not, and whether recorded in writing or spoken, about an individual whose identity is apparent, or can reasonably be ascertained, from the information or opinion.

Privacy Legislation means the *Privacy Act 1988* (Cth) and any other law that applies to either of us that relates to privacy or to the collection, use, disclosure or handling of information about individuals (including a law of a State or Territory relating to privacy).

Representatives means any officer, employee, consultant, agent, adviser or contractor of either of us.

Services means property or asset valuation services or other property or asset advisory or consultancy services requested by you and agreed by us in accordance with this Agreement.

Unexpected Delay means any delay in providing the Services that is caused or contributed to by an act or event (including the non-performance of your obligations) that is beyond our control or not reasonably foreseeable by us at the time of accepting a Valuation Request.

Us and We means Opteon Property Group Pty Ltd (including if the context requires it, our related bodies corporate as defined by the *Corporations Act 2001* (Cth) and any Franchisee providing the Services).

Valuation means a valuation report in respect of a property, premises or asset prepared by a Valuer pursuant to a Valuation Request.

Valuation Request means the instructing document provided by you in the form agreed by us requesting Services under this Agreement.

Valuer means the valuation professional employed (or engaged) by Us or a Franchisee who is a current financial member of the API (or other equivalent or relevant professional body) with the skills, qualifications and experience necessary to provide the Services.

Virtual Valuation means a **Valuation** in respect of a property undertaken without a physical inspection of the property.

You means the client engaging us to provide the Services.

APPENDIX 2
QUOTE ACCEPTANCE

From: claire.thompson@denmark.wa.gov.au
Sent: Wednesday, 30 March 2022 2:22:13 PM
To: Albany.info@opteonsolutions.com
Subject: RE: Quote: (Client Ref: N/A) Various Lots, East River Road Denmark. Requested by: Claire Thompson

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you have verified with the sender and know the content is safe.

Hi

We would like to proceed with the valuation as per your quote dated 11 March 2022.

Attached is a Purchase Order that can be quoted on your invoice.

Kind Regards

Should you require any further information relating to this email please do not hesitate to contact me.

Regards

Claire Thompson

Governance Coordinator, Shire of Denmark, PO Box 183, Denmark WA 6333

Phone: (08) 9848 0324 Email: claire.thompson@denmark.wa.gov.au

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From: Albany.info@opteonsolutions.com <Albany.info@opteonsolutions.com>
Sent: Friday, 11 March 2022 12:29 PM
To: Claire Thompson <claire.thompson@denmark.wa.gov.au>
Subject: Quote: (Client Ref: N/A) Various Lots, East River Road Denmark. Requested by: Claire Thompson



RE: QUOTE FOR PROPERTY ADVICE

Our Reference: 14151360

Address: Various Lots, East River Road, Denmark, WA, 6333

Quoted Fee: \$2,500.00

Dear Claire Thompson,

Thank you for the opportunity to provide a quote for the above property.

Please find attached our quote and our standard terms and conditions to undertake this work for you.

If you wish to proceed, please confirm by return email to Albany.info@opteonsolutions.com. Please ensure you include the reference number noted above. Our team will then be in touch to confirm any final details and schedule your inspection.

Please note that this quote is only valid for 30 days. If you wish to proceed after 30 days, please contact us to confirm our fee and availability.

If you have any questions about this quote please email Albany.info@opteonsolutions.com or call (08) 98417744 and quote number 14151360.

We look forward to providing you with independent and informed advice.

Kind regards,

Fiona Penn
Customer Service

 **OPTEON**
Solutions with Excellence

D. (08) 98417744
E. fiona.penn@opteonsolutions.com
A. Suite 3, 91-93 Aberdeen Street, Albany, WA, 6330

 (08) 98417744  OPTEONSOLUTIONS.COM

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APPENDIX 3
DEPOSITED PLAN

AMENDMENTS TABLE (PLAN GRAPHICS ONLY)

VER.	AMENDMENT	AUTHORISED BY	DATE
2	RE-LODGE OF EXPIRED PLAN	M. SPINELLI	24/02/21
3	DFM NOTATIONS ADDED	M. SPINELLI	12/03/21

TYPE FREEHOLD S.S.A. YES/NO

PURPOSE SUBDIVISION

PLAN OF
LOTS 3, 8-11 & ROAD WIDENING

FORMER TENURE LOT 9002 ON DP 413954 C/T 2960-323

LOCAL AUTHORITY SHIRE OF DENMARK

LOCALITY HAY

D.O.L. FILE

FIELD RECORD 141762

SURVEYOR'S CERTIFICATE - REG 54
I, M. SPINELLI
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
M. Spinelli 2021.03.12 10:41:03 +08'00'
LICENSED SURVEYOR DATE

LOGGED
7.11.2018
DATE FEE PAID ASSESS No.

I.S.C.

EXAMINED
E. Milewska 15.03.2021 DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 155620
C. Gustavsson
30-Mar-2021
Delegated under S.16 P&D Act 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
SEC 168(3), 165 OF THE P&D ACT
SEC 70A OF THE TLA

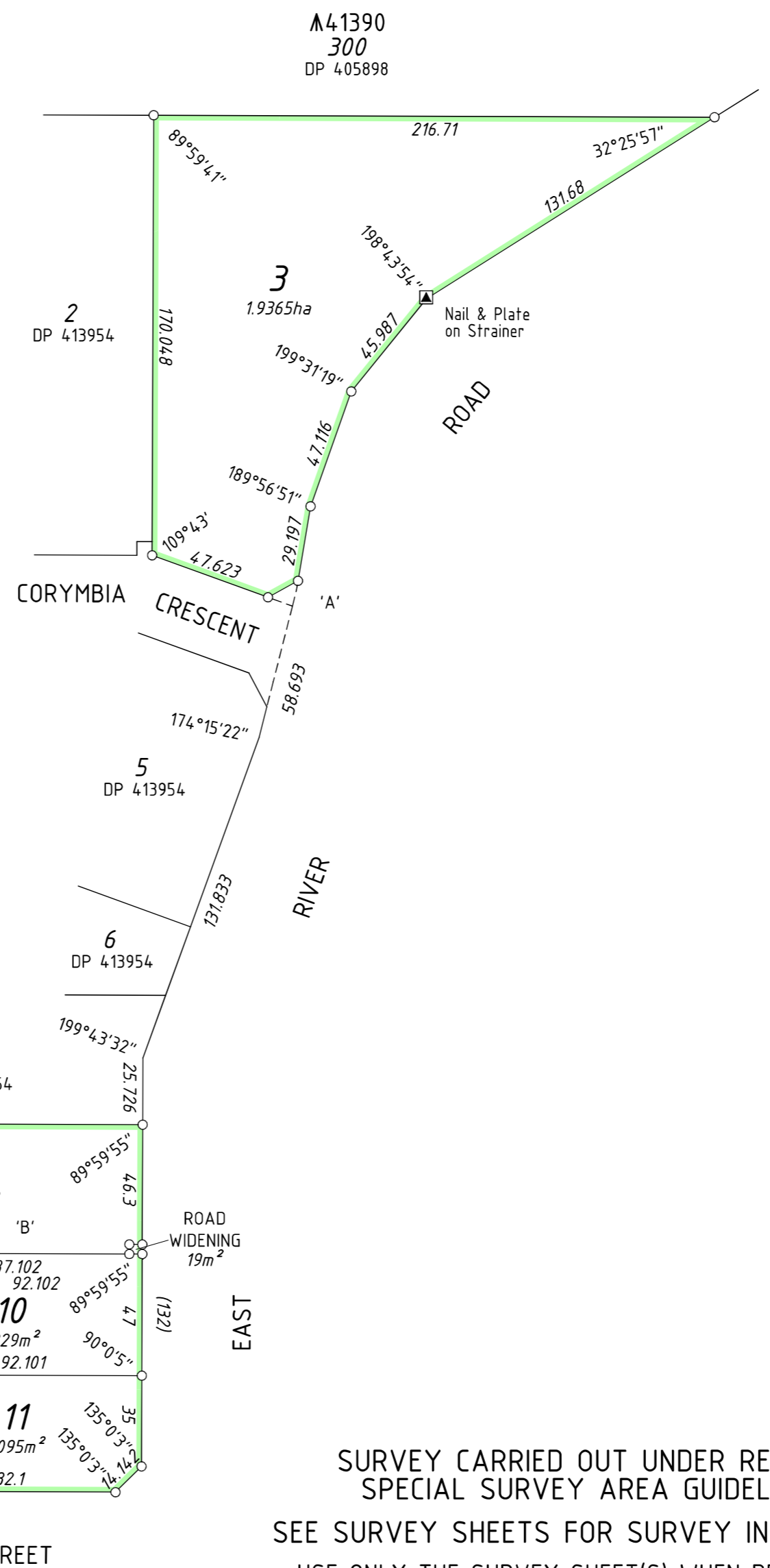
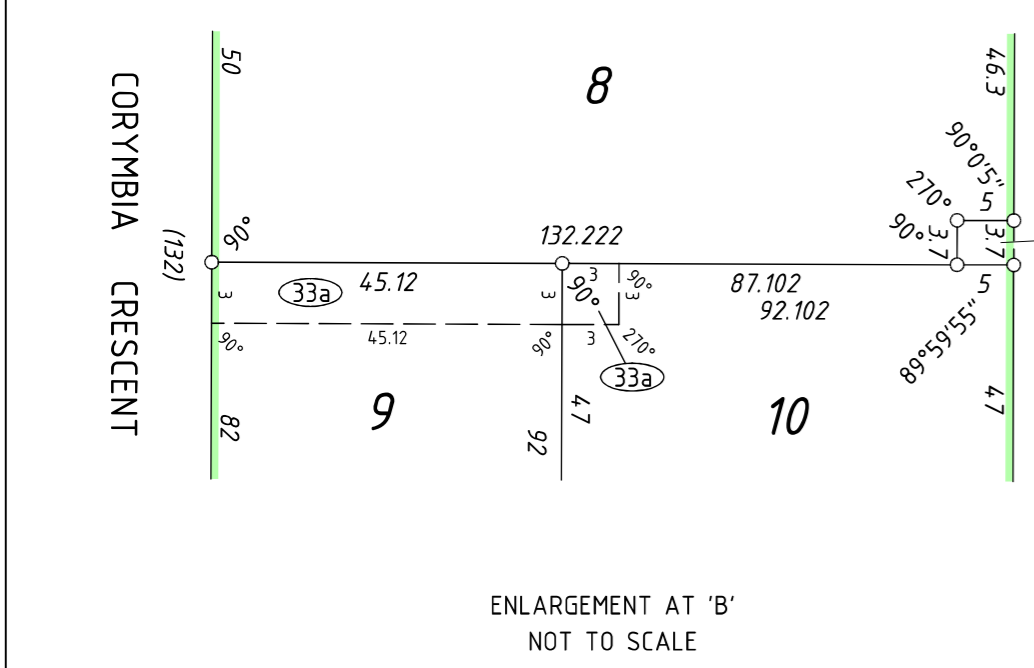
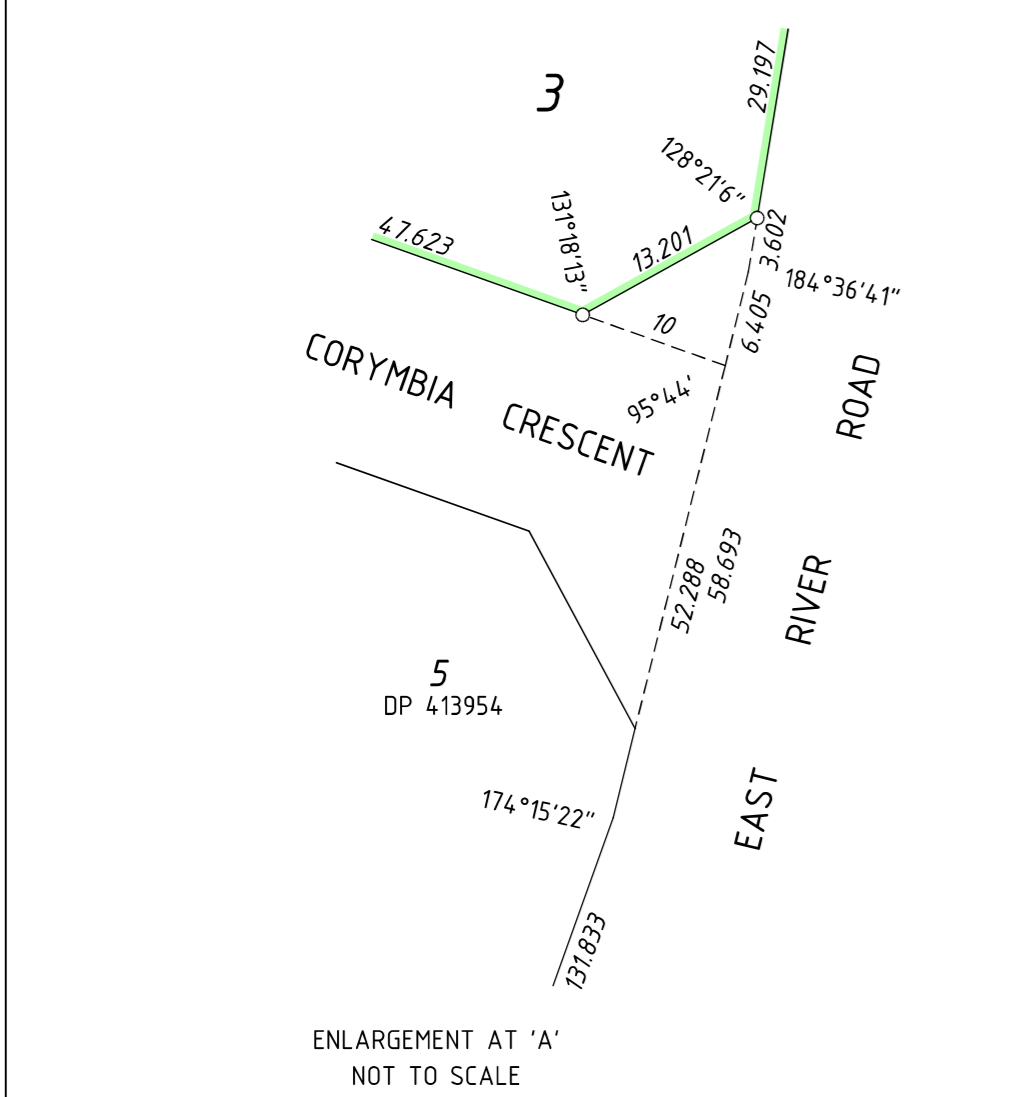
R. [Signature]
INSPECTOR OF PLANS AND SURVEYS DATE

APPROVED Reg 26A(1),(4)

INSPECTOR OF PLANS AND SURVEYS DATE
(S. 18 Licensed Surveyors Act 1909)



DEPOSITED PLAN
413974
SHEET 1 OF 1 SHEETS
(PLUS SURVEY SHEET(S))
VERSION 3

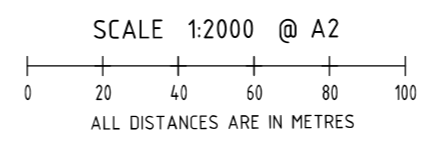


SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
USE ONLY THE SURVEY SHEET(S) WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN

REG 26A(1) - FINAL MARKING DEFERRED
(APPROVAL ID D074-18; LANDGATE FILE 05337-2017)

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
33a	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT REG 33(a)	DP 413954	LOTS 9 & 10	SHIRE OF DENMARK	
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 3, 8-11		WAPC (Adjacent nature reserve)
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 3, 8-11		SHIRE OF DENMARK (Reticulated sewer unavailable)
	NOTIFICATION	SEC 70A OF THE TLA	DOC	LOTS 3, 8-11		WATER CORPORATION (Water pressure)
	NOTIFICATION	SEC 165 OF THE P & D ACT	DOC	LOTS 3, 8-11		BUSHFIRE PRONE AREA & ATU REQUIRED FOR EFFLUENT DISPOSAL

HD Ref 20602L1-05C BdR 23/02/21



31 Albany Highway, ALBANY
T: 08 9844 5100
W: www.harleydykstra.com.au
E: Drafting@harleydykstra.com.au

