

Valuation Report

Property Situated:

8 Bryna Parade,
Oxenford Qld 4210

Carried out for:

Guardian Securities and
Dorado First Mortgage 67 Pty Ltd

Prepared by:

Timothy William Bodman
Registered Valuer No. 2284

Date:

30th June 2019



EXECUTIVE SUMMARY

Prepared For

Guardian Securities and Dorado First Mortgage 67 Pty Ltd

Purpose of Valuation

To assess the Market Value of the within described property as at date of inspection for asset management and due diligence purposes.

Date of Valuation

30th June 2019

Address

8 Bryna Parade, Oxenford Qld 4210

Property Summary

A 3.05 hectare regular shaped inside residential site located in an established residential area classified as "Emerging Communities". The land is the subject of a proposed development 58 individual vacant parcels of land all of which are contained in a community title scheme with common access roads, visitor parking bays and recreation area comprising swimming pool, barbecue area and gymnasium.

Valuation

We assess the Gross Realisation (Refer to table 7.3 for Net Realisation) of the proposed 58 Lots at **\$14,775,000 (Fourteen Million, Seven Hundred and Seventy-Five Thousand Dollars)**



Timothy W Bodman

Registered Valuer No. 2284

This valuation summary should be read in conjunction with the detailed valuation report and should not be relied upon in isolation for finance or investment purposes.

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

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V A L U A T I O N R E P O R T

1. Introduction

1.1 Instructions

We have been instructed to assess the Market Value of the residential property located at 8 Bryna Parade, Oxenford Qld 4210 as at date of inspection.

1.2 Purpose of Valuation

This valuation has been prepared for Guardian Securities and Dorado First Mortgage 67 Pty Ltd for asset management purposes.

1.3 Date of Valuation

30th June 2019

2. Title and Statutory Details

2.1 Registered Owner/s

Bryna Parade Residences Development Pty Ltd (According to our Title Search)

2.2 Real Property Description

Proposed Lots 1-58 cancelling Lot 2 on Survey Plan 146968, County of Ward, Parish of Barrow.

2.3 Easements Encumbrances and Interests

A current Title search has been carried out on the subject property. Details are as follows (refer to Appendix A).

1. Rights and interests reserved to the Crown by Deed of Grant No. 10469024 (POR 56)

2.4 Title Discussion

A Title search has been undertaken, and in our opinion, there are no easements, encumbrances or otherwise which would have any adverse effect on the value or marketability of the property. This valuation is subject to there being no other easements or encumbrances which may have an adverse effect on our valuation. Should any such easement or encumbrance become apparent, we reserve the right to review our valuation.

2.5 Statutory Assessment

The Department of Environment and Resource Management has assessed the Site Value, for rating and land tax purposes, at \$1,800,000 as at 30th June 2018. The Primary land use has been allocated as "Vacant Urban Land"

3. Town Planning

3.1 Local Authority

The Local Authority is the Gold Coast City Council.

3.2 Local Authority Classification and Scheme

The subject property is classified as “Emerging Communities”, as per the Gold Coast City Plan.

3.3 Intent of Zoning Classification

To provide for the development of suitable non-urban land for park living, urban residential, commercial or industrial purposes. To ensure that land identified for future park living or urban uses continues to be available for rural and open space uses, until it is required for development.

To recognise that some areas provide opportunities for the logical expansion of park living and urban development. Not all land contained within the Emerging Communities Domain may be suitable for park living or urban purposes. The extent of land suitable for such purposes will only be established after detailed planning studies take into consideration the constraints and opportunities unique to each location.

Development of any land for park living, urban residential, commercial or industrial uses within the Emerging Communities Domain will be conditional upon Council's adopting a Structure Plan for the neighbourhood, either prepared on its own initiative or in partnership with others.

Key objectives include:

- a) protection, enhancement and utilisation of suitable land for future park living or urban purposes;
- b) orderly transition from predominantly rural uses, to predominantly urban uses;
- c) facilitation of major new Greenfield urban developments, in accordance with adopted Structure Plans;
- d) creation of discrete urban communities which are distinct and diverse, with a good balance of housing, employment and services;
- e) achievement of a high standard of urban design in new development areas, including the promotion of neighbourhood identity and communication through the design and layout of clearly defined residential neighbourhoods, with good connectivity for pedestrians and for vehicles;
- f) maintenance and productive use of rural land, until it is required for urban development; and
- g) retention and enhancement of a viable nature conservation network as the local area develops, in accordance with an adopted Structure Plan.

3.4 Town Planning Approvals

In our opinion, the proposed use of the property is considered to be a permitted use under the current planning guidelines of the Gold Coast City Plan. A search with the Gold Coast City Council has not been provided or obtained and therefore this valuation has been undertaken on the basis that all necessary and appropriate town planning and/or building consents, approvals and certifications have been issued for the use of the improvements as described in this report.

4. Location and Site Details

4.1 Situation and Locality

The property is located in the established suburb of Oxenford, situated approximately sixty-four kilometres south of the Brisbane CBD and approximately 19 north west of the Surfers Paradise CBD. Surrounding development comprises a mixture of older style and modern architecturally-designed single and double-storey residential dwellings.

The size of Oxenford is approximately 13.9 square kilometres.

It has 77 parks covering nearly 12.9% of total area. The population of Oxenford in 2011 was 11,156 people.

By 2016 the population was 11,855 showing a population growth of 6.3% in the area during that time.

The predominant age group in Oxenford is 40-49 years.

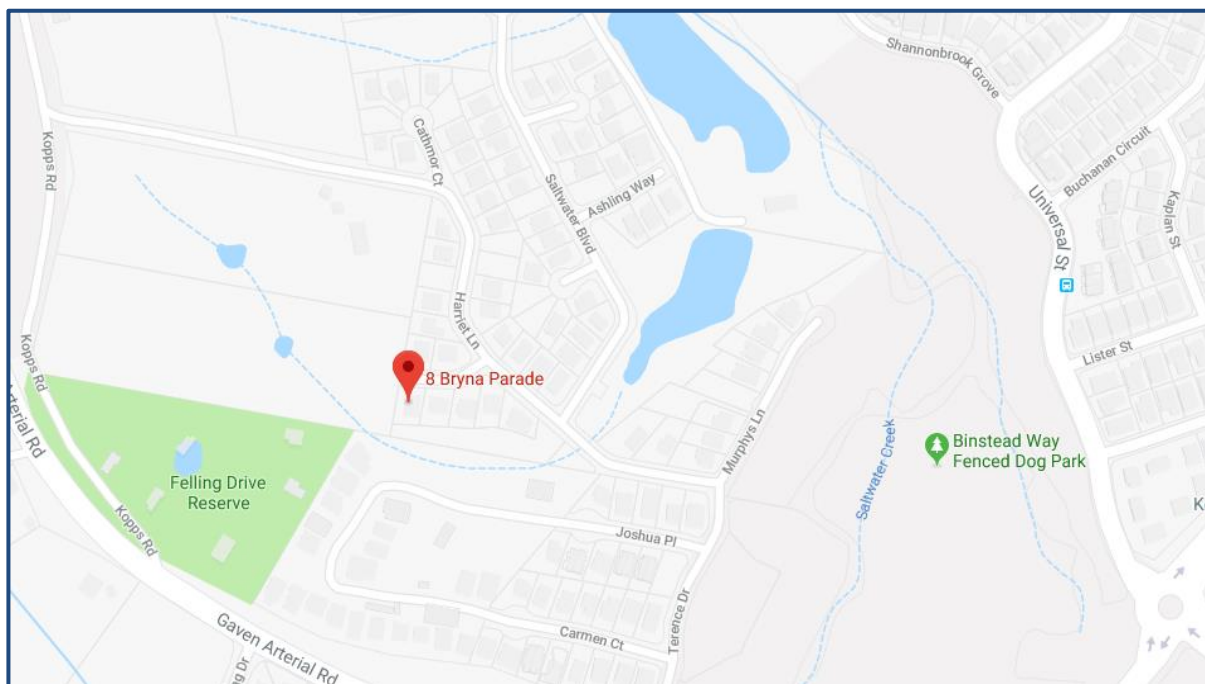
Households in Oxenford are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.

In general, people in Oxenford work in a trades occupation.

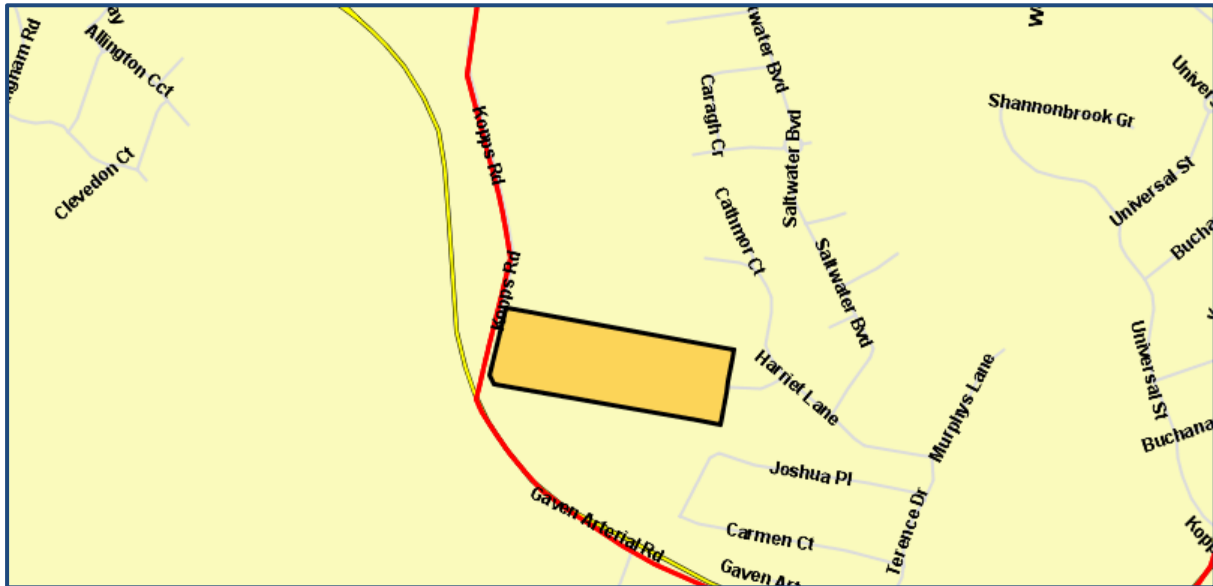
In 2011, 68.9% of the homes in Oxenford were owner-occupied compared with 69.7% in 2016.

Currently the median sales price of houses in the area is \$490,000.

4.2 Street Map



4.3 Cadastral Map



4.4 Roads and Access

The property is located at the western end of Bryna Parade with an additional frontage to the eastern side of Kopps Road along the western alignment of the land. Both of these roads are two way bitumen sealed single carriageways with concrete kerb and channelling.

Access to and egress from the subject property will be via Bryna Parade.

4.5 Physical Description

The land is a slightly irregular shaped inside residential allotment with a total area of 3.05 hectares. The land is with the Bryna Parade alignment at the front and is mostly level through to the rear boundary. The parcels dimensions are 100m x 300m (approx.) with a frontage to Bryna Parade of approximately 15 lineal metres.

4.6 Services

Normal services which are available to the property include reticulated town water, electricity, sewerage, and telephone connection.

4.7 Flooding

We have not undertaken a written flood search through the Gold Coast City Council. During our on-site inspection, no signs of future flood risk could be identified and we have assumed that, for the purposes of this valuation, the subject property is not flood affected. If a written search reveals that the subject property is prone to flood risk, we reserve the right to review our assessment.

5. Improvements

5.1 General Description

The proposed improvements to the land comprise 58 individual vacant parcels of land all of which are contained in a community title scheme with common access roads, visitor parking bays and recreation area comprising swimming pool, barbecue area and gymnasium.

5.2 Common Property Improvements

Improvements to the common property include concrete driveway and paths, common access roadways, recreation area comprising in ground swimming pool with open timber deck surrounds, gymnasium, bathroom and barbecue area, visitor parking bays, fencing and landscaping.

5.3 Proposed Lots

The areas of the proposed Lots is as follows:

Lot Number	Stage	Area
1	1	275
2	1	276
3	1	276
4	1	270
5	1	247
6	3	309
7	3	243
8	3	273
9	3	227
10	3	228
11	3	233
12	3	234
13	3	228
14	3	229
15	3	231
16	4	229
17	4	227
18	4	227
19	4	238
20	5	382
21	5	273
22	5	270

5.3 Proposed Lots (Cont'd...)

Lot Number	Stage	Area
23	5	274
24	5	278
25	5	282
26	5	279
27	5	340
28	5	301
29	5	530
30	4	258
31	4	267
32	4	235
33	4	272
34	4	239
35	4	287
36	3	233
37	3	299
38	3	235
39	3	292
40	3	234
41	3	275
42	3	232
43	3	267
44	2	231
45	2	267
46	2	231
47	2	267
48	2	233
49	2	268
50	2	237
51	2	278
52	2	275
53	2	295
54	2	298
55	2	284
56	1	270
57	1	267
58	1	267

5.4 Photography



6. Basis of Valuation

6.1 Highest and Best Use

The highest and best use of a property may be defined as:

The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued (*Australian Property Institute Professional Practice, Fifth Edition*).

In our opinion, the proposed development represents the highest and best use for the land.

6.2 Valuation Rationale

This assessment has been undertaken to determine the Market Value of the unencumbered freehold interest of the subject property.

Definition: Market Value is defined as the estimated amount at which an asset should exchange at the date of valuation between a willing but not anxious buyer and a willing but not anxious vendor in an arms-length transaction after proper marketing, wherein the parties had each acted knowledgeably and without compulsion.

7. Valuation Methodology

7.1 Primary Method of Valuation

The primary method of valuation employed for this assessment is one of direct comparison. The Direct Comparison method involves the comparison of the property to recent sales of similar properties within the local area which are sufficiently alike to enable them to be compared without much adjustment for points of difference. In this regard consideration was given to recorded sales in the surrounding area.

7.2 Sales Analysis

The following is a list of the most relevant sales evidence taken into consideration when assessing the Market Value of the vacant Lots in this assessment.

Address	Date of Sale	Land Area	Sale Price
25 Aingeal Place, Oxenford	15.10.2018	832	\$320,000
22 Harriet Lane, Oxenford	10.09.2018	495	\$290,000
32 Harriet Lane, Oxenford	02.11.2018	512	\$315,000
9 McLaughlin Circuit, Oxenford	11.10.2018	512	\$290,000
13 McLaughlin Circuit, Oxenford	05.11.2018	576	\$310,000
17 McLaughlin Circuit, Oxenford	01.11.2018	683	\$290,000
36 Harriet Lane, Oxenford	27.08.2018	640	\$325,000
79 Riverbrooke Drive, Upper Coomera	15.03.2019	307	\$251,000
83 Riverbrooke Drive, Upper Coomera	15.03.2019	300	\$248,000
87 Riverbrooke Drive, Upper Coomera	27.03.2019	300	\$249,000
91 Riverbrooke Drive, Upper Coomera	15.03.2019	379	\$293,280
9 Lime Street, Helensvale	11.03.2019	336	\$329,900
10 Mint Way, Helensvale	25.02.2019	448	\$394,900
6 Alford Ct, Maudsland	04.03.2019	450	\$280,000
3 Galah Street, Maudsland	14.02.2019	486	\$290,000
18 Kookaburra Circuit, Maudsland	20.02.2019	464	\$290,000
39 Kookaburra Circuit, Maudsland	12.03.2018	502	\$295,000
4 Rose Court, Maudsland	14.02.2019	450	\$275,000

These properties have been inspected externally and, despite our best attempts, we have not been able to inspect all properties internally.

Sales evidence used in this report has been obtained from RP Data – Property System. While we regard the information to be reliable we are not able to guarantee the accuracy. The further verification of the above described sales evidence could be made through the Titles Office. Due to time and cost considerations, we have not undertaken such searches.

Where we have been unable to verify whether or not GST is included in the purchase price, we have assumed that the Titles Office record of purchase price is inclusive of GST. Should this not be the case for any particular transaction used as evidence, we reserve the right to review our assessment.

7.3 Apportionment

We have assessed the Market Value of the individual units and Lots as follows:

Lot Number	Stage	Area	Valuation Excl GST	Valuation Incl GST
1	1	275	\$209,090.91	\$230,000
2	1	276	\$209,090.91	\$230,000
3	1	276	\$209,090.91	\$230,000
4	1	270	\$209,090.91	\$230,000
5	1	247	\$204,545.45	\$225,000
6	3	309	\$245,454.55	\$270,000
7	3	243	\$236,363.64	\$260,000
8	3	273	\$222,727.27	\$245,000
9	3	227	\$227,272.73	\$250,000
10	3	228	\$227,272.73	\$250,000
11	3	233	\$227,272.73	\$250,000
12	3	234	\$227,272.73	\$250,000
13	3	228	\$227,272.73	\$250,000
14	3	229	\$227,272.73	\$250,000
15	3	231	\$227,272.73	\$250,000
16	4	229	\$227,272.73	\$250,000
17	4	227	\$227,272.73	\$250,000
18	4	227	\$227,272.73	\$250,000
19	4	238	\$227,272.73	\$250,000
20	5	382	\$263,636.36	\$290,000
21	5	273	\$245,454.55	\$270,000
22	5	270	\$245,454.55	\$270,000
23	5	274	\$245,454.55	\$270,000
24	5	278	\$245,454.55	\$270,000
25	5	282	\$250,000.00	\$275,000
26	5	279	\$250,000.00	\$275,000
27	5	340	\$259,090.91	\$285,000
28	5	301	\$250,000.00	\$275,000
29	5	530	\$309,090.91	\$340,000
30	4	258	\$236,363.64	\$260,000
31	4	267	\$236,363.64	\$260,000
32	4	235	\$227,272.73	\$250,000
33	4	272	\$236,363.64	\$260,000
34	4	239	\$227,272.73	\$250,000
35	4	287	\$236,363.64	\$260,000
36	3	233	\$227,272.73	\$250,000

7.3 Apportionment (Cont'd...)

37	3	299	\$240,909.09	\$265,000
38	3	235	\$227,272.73	\$250,000
39	3	292	\$240,909.09	\$265,000
40	3	234	\$227,272.73	\$250,000
41	3	275	\$236,363.64	\$260,000
42	3	232	\$227,272.73	\$250,000
43	3	267	\$236,363.64	\$260,000
44	2	231	\$227,272.73	\$250,000
45	2	267	\$236,363.64	\$260,000
46	2	231	\$222,727.27	\$245,000
47	2	267	\$236,363.64	\$260,000
48	2	233	\$222,727.27	\$245,000
49	2	268	\$227,272.73	\$250,000
50	2	237	\$222,727.27	\$245,000
51	2	278	\$227,272.73	\$250,000
52	2	275	\$227,272.73	\$250,000
53	2	295	\$227,272.73	\$250,000
54	2	298	\$227,272.73	\$250,000
55	2	284	\$227,272.73	\$250,000
56	1	270	\$209,090.91	\$230,000
57	1	267	\$209,090.91	\$230,000
58	1	267	\$209,090.91	\$230,000
Total			\$13,431,818.18	\$14,775,000

We advise that we are not experts with the calculation and / or application of GST. In this regard, we have calculated the 'Net Realisation' of the Lots as shown in the above table of assessment based on 1/11 of the valuation amount. In addition, this figure may change if the Margin Scheme is to be applied. In this regard, if it is found that this is not correct, we reserve the right to review this assessment.

8. Market Commentary

At its meeting on 1st July 2019, the RBA decided to cut the rate to a record low of 1.00 per cent.

The outlook for the global economy remains reasonable. However, the uncertainty generated by the trade and technology disputes is affecting investment and means that the risks to the global economy are tilted to the downside. In most advanced economies, inflation remains subdued, unemployment rates are low and wages growth has picked up.

Global financial conditions remain accommodative. The persistent downside risks to the global economy combined with subdued inflation have led to expectations of easing of monetary policy by the major central banks. Long-term government bond yields have declined further and are at record lows in a number of countries, including Australia. Bank funding costs in Australia have also declined, with money-market spreads having fully reversed the increases that took place last year. Borrowing rates for both businesses and households are at historically low levels. The Australian dollar is at the low end of its narrow range of recent times.

Over the year to the March quarter, the Australian economy grew at a below-trend 1.8 per cent. Consumption growth has been subdued, weighed down by a protracted period of low income growth and declining housing prices. Increased investment in infrastructure is providing an offset and a pick-up in activity in the resources sector is expected, partly in response to an increase in the prices of Australia's exports. The central scenario for the Australian economy remains reasonable, with growth around trend expected. The main domestic uncertainty continues to be the outlook for consumption, although a pick-up in growth in household disposable income is expected to support spending.

Over the 12 months to December 2018, the estimated residential population of Australia increased by 1.6% or by 404,783 persons. The 404,783 person increase in the population was the largest increase in raw number terms since September 2017 and it was also the third consecutive quarter in which the annual population increase trended higher.

The estimated population increased by 89,905 persons, or 1.8%, throughout 2018 taking the estimated population to 5,052,827 persons. The 1.8% annual increase in population was the largest since June 2013 and consisted of increases of 31,070 persons due to natural increase, 35,039 persons due to net overseas migration and 23,796 due to net interstate migration. Natural increase was the greatest it has been since March 2017, net overseas migration was the greatest since September 2013 while net interstate migration is the highest of any state it has slowed for two consecutive quarters and is the lowest since December 2017.

The CoreLogic quarterly rent review released on 3rd July 2019 shows national weekly rents increased by 0.3% over the second quarter of 2019; slower than the 1.0% increase the previous quarter and level with rental growth over the June 2018 quarter. Brisbane and Perth were the only two capitals where the annual change in rents over the past year was superior to growth over the same period in 2018.

Source: RP Data / Property Observer

9. General Comments

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

This valuation has been prepared for for asset management and due diligence purposes. It is not, under any circumstances, to be used for mortgage security purposes.

Unless otherwise disclosed, we confirm that we have no interest, financial or otherwise, in the subject property, nor with any of the parties.

We acknowledge that neither the signing Valuer, nor CSA Valuers, have any pecuniary or other interests in the property described in this report which would constitute a conflict of interest.

This valuation report does not purport to be a site or structural survey of the land or improvements thereon, nor was any such survey undertaken. Any opinion as to the condition of improvements is not given in the capacity as an expert and should not be relied upon.

We advise that we are not experts with the calculation and / or application of GST. In this regard, we have calculated the 'Net Realisation' of the Lots as shown in the table of assessment (Refer Section 7.3 of this report) based on 1/11 of the valuation amount. In addition, this figure may change if the Margin Scheme is to be applied. In this regard, if it is found that this is not correct, we reserve the right to review this assessment.

In addition, we have sighted copy of contract dated 20th November 2014 which indicates that the land was purchased for \$2,418,000 (based on a call option being exercised in March 2015). In our opinion this purchase price lies within market parameters for vacant land with development potential.

V A L U A T I O N

The property at:

**8 Bryna Parade,
Oxenford Qld 4210,**

and more particularly described as:

**Proposed Lot 1-58
Cancelling Lot 2 on Survey Plan 146968,
County of Ward, Parish of Barrow,**

has been inspected and all relevant information taken into consideration. Accordingly, we assess the Gross Realisation (Refer to table 7.3 for Net Realisation) of the proposed 58 Lots at:

\$14,775,000

(Fourteen Million, Seven Hundred and Seventy-Five Thousand Dollars)



Timothy W Bodman
Registered Valuer No. 2284

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party whom may use or rely on the content of this valuation.

APPENDIX A

TITLE SEARCH

CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND
Request No: 22535896
Search Date: 05/01/2016 08:27
Title Reference: 50394545
Date Created: 20/05/2002

Previous Title: 15693070

REGISTERED OWNER

Dealing No: 716637476 20/07/2015

BRYNA PARADE RESIDENCES DEVELOPMENT PTY LTD
A.C.N. 603 135 271

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 146968
Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10469024 (POR 56)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2016]
Requested By: D-ENQ INFOTRACK PTY LIMITED

APPENDIX B

TOWN PLANNING SUMMARY

City Plan property report

Economy, Planning and Environment Directorate

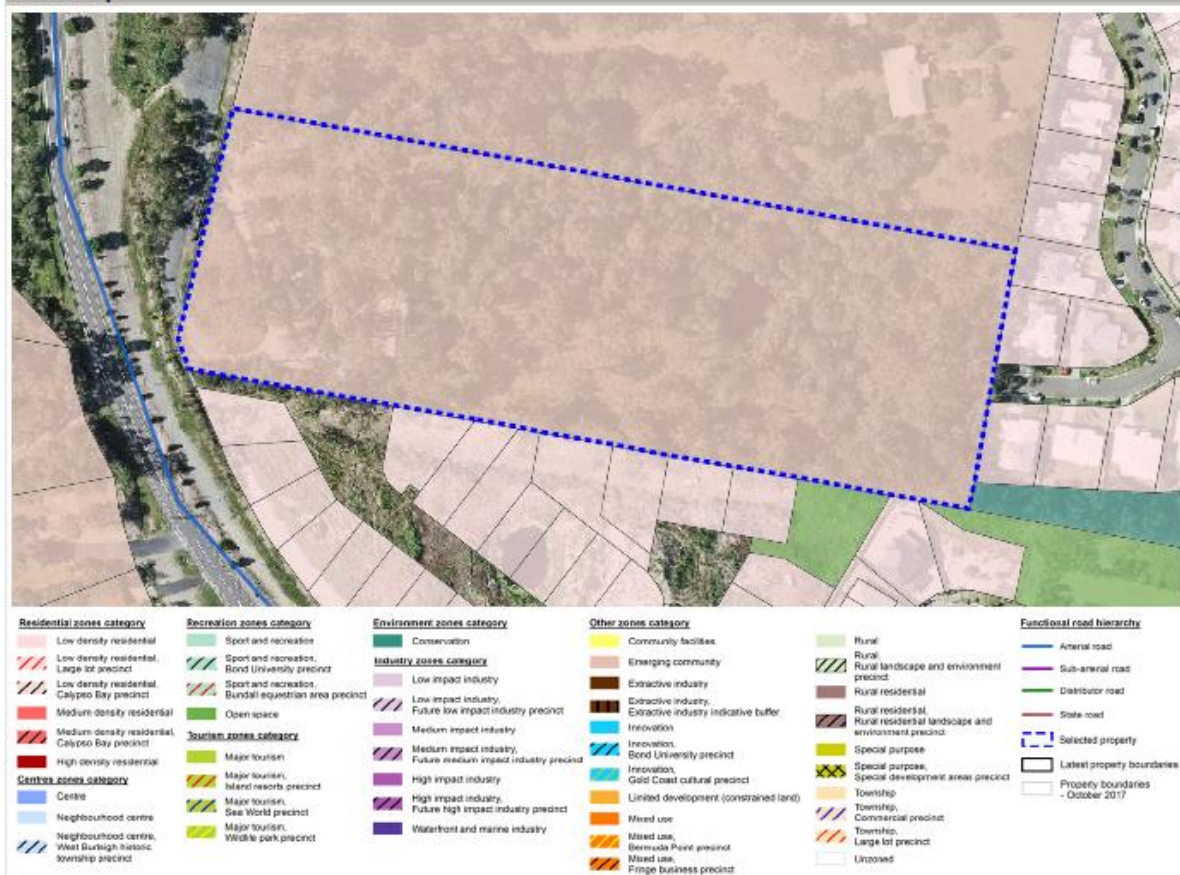
Planning Enquiries Centre
City Development Branch
PO Box 5042 GOLD COAST MC QLD 9729
P: (07) 5582 8708 F: (07) 5596 3653
E: mail@goldcoast.qld.gov.au
W: cityofgoldcoast.com.au

Property details

Property address	359 Kopps Road Oxenford 4210
Lot and plan	Lot 2 on SP146968
Area	30550m ²
Division	2 (view divisional contact details)

City Plan content

Zone map



Applicable mapping content	Related City Plan content
Zone	
Emerging community	Emerging community zone code Levels of assessment: <ul style="list-style-type: none"> • Material change of use • Reconfiguring a lot • Building work • Operational work
Conceptual land use maps	
Conceptual Land Use Map 4 - Maudsland and Oxenford South	N/A
Overlay maps	
Airport environs - Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces: <ul style="list-style-type: none"> • PANS-OPS contour 	Airport environs overlay code Levels of assessment: <ul style="list-style-type: none"> • Airport environs overlay
Bushfire hazard: <ul style="list-style-type: none"> • Bushfire hazard area 	Bushfire hazard overlay code Levels of assessment: <ul style="list-style-type: none"> • Bushfire hazard overlay
Dwelling house: <ul style="list-style-type: none"> • Dwelling house overlay area 	Levels of assessment: <ul style="list-style-type: none"> • Dwelling house overlay
Environmental significance - biodiversity areas: <ul style="list-style-type: none"> • Hinterland to coast critical corridors 	Environmental significance overlay code Levels of assessment: <ul style="list-style-type: none"> • Environmental significance - biodiversity areas overlay
Environmental significance - priority species: <ul style="list-style-type: none"> • State significant species • Koala habitat areas • Local significant species 	Environmental significance overlay code Levels of assessment: <ul style="list-style-type: none"> • Environmental significance - priority species overlay
Environmental significance - vegetation management: <ul style="list-style-type: none"> • Vegetation management 	Environmental significance overlay code Levels of assessment: <ul style="list-style-type: none"> • Environmental significance - vegetation management overlay
Environmental significance - wetlands and waterways: <ul style="list-style-type: none"> • Waterway 30m buffer area 	Environmental significance overlay code Levels of assessment: <ul style="list-style-type: none"> • Environmental significance - wetlands and waterways overlay
Landslide hazard	Landslide hazard overlay code Levels of assessment: <ul style="list-style-type: none"> • Landslide hazard overlay
Date created	5 Oct 2018