



4 Grand Avenue, Camelia, NSW  
Executive Summary (continued)

Site Area	62,030 square metres	Planning Scheme	Parramatta Local Environmental Plan 2011
Zoning	IN3 Heavy Industrial	FSR	1:1

## Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the nominated parties to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the parties to this report have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-

- (i) We assume all information provided by the Instructing Party is correct and current.
- (ii) We assume there are no other encumbrances or notations except those shown on Title or noted within this valuation report.
- (iii) We assume the property is not flood liable or within a landslip designated area.
- (iv) We have made various assumptions detailed throughout this report which aim to reconcile deficiencies in regards to future zoning and information supplied. Should formal information be provided which present material discrepancies with our adopted assumptions, we reserve the right to review this valuation and make any necessary subsequent amendments.
- (v) We note we have searched the EPA contaminated Land Register and the subject site has been identified on the EPA register as being under Environmental Assessment having 5 current and 7 former notices. The principal contaminants of concern include Carbon Tetrachloride, Chloroform and Hexavalent Chromium. Therefore potential ground contamination could be an issue that should not be ignored. Notwithstanding this we are unaware of the complete history of the site and we strongly recommend a full suite of Due Diligence. We have not been provided with a cost to rectify any potential contamination; and for the purposes of our assessment, and in accordance with our instructions, we have disregarded the effect of any existing site contamination. The value assessed herein may change should a cost to rectify become evident.
- (vi) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The values assessed herein 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). 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 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on valuation.  
**However, in the context of the above the APIV reiterates that it should be recognised that the 90 day reliance period does not guarantee the value for that period, it always remains a valuation at the date of valuation only.**
- (vii) Global markets have displayed various levels of volatility during the early stages of 2016 with geopolitical events such as China's opaque policy stance, commodity price slumps and the United Kingdom's recent referendum and ultimate exit from the European Union is raising concerns amongst investors. RBA officials appear unperturbed, choosing to perpetuate their current stance on monetary policy, hoping that record low interest rates will continue to facilitate the economic rotation away from mining.  
In a market characterised by low interest rates and volatility, the stability of secured cash flows on offer from the property market makes for a convincing investment case. During 2015, investment returns for good quality assets with secure cash flows have generally stabilised, with yield compression now evident across the majority of asset classes. There is also now evidence of yield compression spreading up the risk curve to assets traditionally considered secondary (such as those assets located in country/regional locations), particularly for those with short to medium term repositioning potential.  
We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.



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Executive Summary (continued)

### Valuation - 'As Is Basis'

Direct Comparison Approach	Area	Rate / m <sup>2</sup> (Site Area)	Capital Value
Site Area	62,030	\$400	\$24,812,000
Indicative Value			\$24,812,000
Adopted Value			\$25,000,000

Current Market Value and items of compensation determined under the provisions of the *Land Acquisition (Just Terms Compensation) Act, 1991* is:

#### Assessment for Compensation under *Land Acquisition (Just Terms Compensation) Act, 1991*

Section 55(a) – Market Value:	\$25,000,000
Section 55(b) – Special Value:	Nil
Section 55(c) – Severance:	Nil
Section 55(d) - Disturbance:	As per instructions - to be assessed separately by TfNSW
Section 55(e) - Solatium:	Nil
Section 55(f) – Increase or Decrease in Value:	Nil

#### Compensation Valuation – “As Is” Basis

\$25,000,000 – GST Exclusive

(TWENTY FIVE MILLION DOLLARS)

In accordance with our specific instructions, as a result of the perceived redevelopment potential of the subject site and the surrounding precinct, and our opinion of how the site would be accepted by the market in a sale situation, we provide the following summary of our findings on this basis. We advise that such are based on our opinion of the likely key parameters a market participant would adopt in pricing the subject site in an open market situation, and note that such are not based on Gazetted parameters and Planning Legislation. As such, the below assessment is highly subjective.

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