

# Sample Valuation



## VALUATION

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XXX XXX

Of:  
Kenworth Tipper and Hamelex Trailer

Inspected at:  
XXX XXX

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As Inspected On: 27 May 2015  
Effective Date: 28 May 2015

On the basis of:  
**Market Value (MV)**  
**Auction Realisable Value**

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*Acting on instructions from:*

XX XXX  
XXX XXX

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*Valuation Number:XX-XXX-XX*

Our Ref:XX-XXX-XX

28 May 2015

XXX XXX  
XX XXX  
XX XXX  
Attention:XX XX

Dear XXX,

**Brisbane**  
57 Hayward St,  
Stafford QLD 4053

**Sydney**  
60 Marple Ave,  
Willawood NSW 2163

**Melbourne**  
6 Waterview Cl,  
Dandenong South VIC 3175

**Newcastle**  
230 Old Maitland Rd,  
Hexham, NSW 2322

**Perth**  
Level 25, 108 St Georges Tce,  
Perth, WA 6000



XXX XXX

In regards to verbal instructions received on 28/5/15, we have carried out a valuation for the above client and accordingly have prepared an itemised valuation and report for the purpose of assessing the present day value of such items. We enclose herewith our valuation and report.

Client: XX XXX  
Intended User: XXX XXX  
Intended Use: Financial Reporting Purposes  
Asset Class: Transportation - Trucks & Trailers  
Location: XXX XXX  
Inspection Date: 27 May 2015  
Effective Date: 28 May 2015

Subject to the matters set out in the letter and in the enclosed valuation and report, we advise that at the date of conducting the valuation the total value of the assets are as set out in the enclosed valuation and are as follows:

	Market Value (MV)	Auction Realisable Value
Truck & Trailer	\$205,000	\$140,000
<b>GRAND TOTAL</b>	<b>\$205,000</b>	<b>\$140,000</b>

This valuation has been carried out in one or more of a number of different bases set out in this letter and report in accord with our instructions. To better understand the methodology of this valuation we have included definitions outlining the basis upon which our instructions may have been given. When utilising this report your attention is drawn to the notes, assumptions, conditions and definitions set out below.

Please note the following in respect of our work:

- 1 The report has been prepared on the basis of Market Value (MV) and Auction Realisable Value. The definitions for these valuations are contained at the back of the report.
- 2 The values shown for Market Value (MV) and Auction Realisable Value in the above table relate only to the total value of assets and not to the individual values of the items listed.
- 3 All values ascribed in the report are GST INCLUSIVE.



- 4 All facts and data set forth in this report are at the time of publication of this report considered true and correct to the best of the valuer's knowledge and belief. Changes in circumstances after the time of publication may impact on the accuracy of this report and the valuer gives no assurance as to the accuracy of this report post publication.
- 5 All information furnished by company personnel and others, upon which all or portions of this report is based, are believed to be reliable, but has not been verified in all cases. No warranties are given as to the accuracy of such information nor does the valuer, Slattery Valuations Australia Pty Ltd, report to be a technical expert on any assets as our expertise is confined to valuation practice.
- 6 The valuer reserves the right to recall all copies of this report to correct any omission or error.
- 7 Our Professional Indemnity Insurance policy excludes us from cover in respect of assets that we have not personally inspected. Accordingly, a valuation ascribed to assets in this report on a 'sight unseen' basis should be considered indicative only.
- 8 Physical inspection of the assets listed in this report have been made unless otherwise noted.
- 9 Any physical condition of the subject property described herein is based upon visual observation by the valuer. No responsibility is assumed for latent defects of any nature whatsoever which may affect its value nor for any expertise required to disclose such conditions.
- 10 The fee for this valuation report is not contingent upon the values reported. There have not been any guarantees with this fee and no liability can be intimated or assumed in any matter.
- 11 The assets have been valued on the assumption that they are wholly owned and free of all encumbrances. We recommend that you make your own independent enquiries to determine whether in fact this is the case.
- 12 No deduction has been made in our valuation in respect of any outstanding amounts owing under any finance lease or hire purchase agreement.
- 13 No additional values have been attributed regarding intangibles such as patents, rights to manufacture, trademarks, goodwill, customer lists, etc. The values ascribed as part of this report are for the assets listed only and are subject to the definitions in the report itself.
- 14 The valuation is based on the assumption that the assets are, or are capable of being, utilised as assets of a profitable undertaking at the date of the valuation. Asset values may be subject to significant fluctuations due to external market forces and no allowance has been or could be allowed for future market or economic changes. The values expressed in this report are current for 3 months from the date of this report however, if during that period there is a significant change in the national or world economy that impacts on the market for assets of the type valued, or a change in the physical condition of the asset, values may need to be reviewed.
- 15 No responsibility is taken for changes in market conditions and no obligation is assumed to revise this report without adequate compensation, time and procedural requirements that allow due diligence to reflect events or conditions which occur subsequent to the Effective Date.
- 16 In arriving at our valuation, no deduction has been made in respect of any statutory grants available or received. Again, we recommend that you make your own independent enquiries.



- 18 The Market Value (MV) does not take into account offers by a special purchaser. Should you receive an offer for all or part of the assets, then we recommend you consult us immediately to discuss the impact on our valuation estimates.
- 19 The equipment listed in this report has not been mechanically or electrically tested and/or assessed. Values placed are on the basis that all items are fully operational and comply with all government rules and regulations.
- 20 Subject to qualifications contained in legislation (if any), the accompanying valuation and report has been produced based on our experience of realisations of similar assets. However, no warranty is given that any item or all of the items will realise the values suggested at any particular sale.
- 21 To the extent permitted by law, any condition and warranty which would otherwise be implied into these assumptions and conditions is hereby excluded. Where legislation implies any condition or warranty, and that legislation prohibits us from excluding or modifying the application of, or our liability under, any such condition or warranty, that condition or warranty will be deemed included but our liability will be limited for a breach of that condition or warranty to:
- a. the supplying of the services again; or
  - b. the payment of the cost of having the services supplied again.

This disclaimer does not attempt or purport to exclude liability arising under statute if, and to the extent, such liability cannot be lawfully excluded.

Should you require any further assistance in relation to this matter, please do not hesitate to contact Craig Russell of this office.

**Valued by:**

Valuer(s): Craig Russell  
 Authorised by: Craig Russell  
 Issued: 31 May 2019

**Craig Russell**

Senior Valuer & Asset Manager  
 A.V.A.A. Certified Practicing Valuer  
 Auctioneer and Valuer No. 293 & 340  
 American Society of Appraisers







## Adopted Methodology

When considering this assignment and the asset(s) to be valued, three distinct valuation methodologies have been evaluated. The validity of each methodology is discussed below.

- 1 Income Approach - The potential income of the asset(s) to the entity is considered over the life of the assets and a conclusion is determined as to its likely current value. A determination of income was not an appropriate calculation under this report because an individual income stream could not be attributed to each individual asset(s). Consequently, the Income Approach Method was discounted as invalid for this particular report.
- 2 Cost Approach - The cost of a new asset(s) is determined and then depreciated for:
  - a. Physical deterioration (wear & tear, corrosion etc),
  - b. Functional obsolescence (whether there are better products in the marketplace that are more efficient, more cost effective, have a better environmental footprint etc) and;
  - c. Economic obsolescence (are there market forces that have caused this asset to be less desirable).

For this report the asset(s) may not be able to be replaced with the same make & model, or in the same format. To determine a replacement value, our process included taking Methodology 3 (Market Comparison Approach, below) into account.

- 3 Market Comparison Approach - This methodology entails researching the marketplace for asset(s) that are similar and comparing them to the subject asset(s). Often the condition and status will be different to the asset(s) being valued however they can be compared and ranked so as to determine an appropriate value on the subject asset(s) in the marketplace.

For this specific valuation, the Market Comparison Approach was utilised.



Effective Date:  
Val No.:

XXX XXX  
XXX XXX  
28 May 2016  
XX-XXX-XX

Summary

Section	Pages	Market Value (MV)	Auction Realisable Value
Truck & Trailer	8-9	\$205,000	\$140,000
GRAND TOTAL		<div><div></div><div>\$205,000</div><div></div></div>	<div><div></div><div>\$140,000</div><div></div></div>



Effective Date: XXX XXXX  
Val No.: XXX XXXX  
28 May 2016  
XX-XXX-XX

## Valuation Report

ASSET NO.	DESCRIPTION	Market Value (MV)	Auction Realisable Value
<b>Truck</b>			
1	<p>Location: XXX</p> <p>Description: Truck</p> <p>Year of Manufacture: 2010</p> <p>Compliance Date: May 2010</p> <p>Make: Kenworth</p> <p>Model: T402</p> <p>Configuration/Body Type: 6 x 4 Rigid Tipper</p> <p>VIN: XXXX</p> <p>Engine Type / Fuel: Cummins ISX 450 / Diesel</p> <p>Engine Number: XXXX</p> <p>Odometer: 670,696 kms Indicated</p> <p>Hourmeter: 11,691 hrs Indicated</p> <p>Registration Number: XXXX</p> <p>Registration Expiry: 23 June 2015</p> <p>Transmission: 18 Speed</p> <p>Make: Eaton Fuller Road Ranger</p> <p>Suspension: Airbag</p> <p>Colour: White with signwriting</p> <p>GCM: 70,000 kgs</p> <p>GVM: 24,700 kgs</p> <p>Tyres: 295/80 R22.5</p> <p>Rims: Alcoa on 10 Stud Axles</p> <p>Non Standard Extras: Air Conditioned, Power Steering, Ring Feeder, Radio/Stereo, 2 x CB Radios</p> <p>Fitted With: Hamelex White Aluminium Tipping Body 4.5m x 1.4m (H) Rollover Tarp (Electric)</p> <p>Note: Encumbered to Westpac Banking Corporation</p>	\$160,000	\$110,000





Effective Date: XXX XXXX  
Val No.: XXX XXXX  
25 May 2015  
XX-XXXX-XX

## Valuation Report

ASSET NO.	DESCRIPTION	Market Value (MV)	Auction Realisable Value
<b>Trailer</b>			
2	<p>Location: XXX XX</p> <p>Description: Dog Trailer</p> <p>Year of Manufacture: 2010</p> <p>Compliance Date: June 2010</p> <p>Make: Hamelex White</p> <p>Model: HXW D3</p> <p>Type: 3 Axle Aluminium Tipping Dog Trailer</p> <p>VIN: XXXX</p> <p>Registration Number: XXXX</p> <p>Registration Expiry: 23 June 2015</p> <p>Length: 5.9m x 1.3m (H)</p> <p>Suspension: Airbag</p> <p>Body: Aluminium</p> <p>ATM: 26,000 kgs</p> <p>Colour: Silver</p> <p>Brakes: Drum</p> <p>Tyres: 11 R22.5</p> <p>Rims: Alcoa on 10 Stud BPW Axles</p> <p>Extras/Comments: Rollover Tarp; Electric, Rear Trap Door</p> <p>Note: Encumbered to Westpac Banking Corporation</p>	\$45,000	\$30,000
<b>Subtotal - Truck &amp; Trailer</b>		<b>\$205,000</b>	<b>\$140,000</b>







## Qualifications

This valuation has been carried out in one or more of a number of different bases set out hereunder and which accord with our instructions. To better understand the methodology of this Valuation we define hereunder the basis upon which our instructions may have been given. Your attention is drawn to the qualifications and assumptions set out below.

As requested this valuation has been prepared on the basis of Market Value (MV) and Auction Realisable Value which may be defined as:

### **Market Value (MV)**

The Market Value is defined as the amount in which an asset should exchange at the date of valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The valuation also assumes the assets will be sold by way of a private treaty sale and be removed from their existing location after the sale. The subject valuation does not include any sale or other related costs.

### **Auction Realisable Value**

A value at the date of the valuation which is the gross price one would expect to obtain at an auction sale conducted by Slattery Auctions Australia Pty Ltd, which is well patronised, held either on site for each of the items listed, or on the basis that substantially all of these items are offered for sale in one auction. Within this context "gross price" relates to the price achieved under the hammer and does not take into account the costs of conducting the sale and other related costs which may include decommissioning, relocation and transport costs. In individual cases, the removal of even one item may reduce the overall attraction of the sale as a whole and thus affect the prices of all items.