



LJ Hooker

VALUATION REPORT

In respect of a
RESIDENTIAL PROPERTY

A Split-Level Block of 2 x 3 Bedroom & 1 x 1 Bedroom Units

Plus

Other Associated Improvements



Situated on

ALLOTMENT 47 SECTION 307 HOHOLA

HAGITA PLACE

GEREHU STAGE 4

CITY OF PORT MORESBY

NATIONAL CAPITAL DISTRICT

Located along

HAGITA PLACE, GEREHU STAGE 4

Under instructions from

KINA SECURITIES LIMITED t/a KINA BANK

On the basis of
MARKET VALUE "AS IS"

As at 5th December 2024

Prepared by: **REGINA KIELE**

Graduate Valuer & GVLA No.33

MAPI No.113635

Certified by: **ARTHUR UGUP**

Registered Urban Valuer (PNG) No. 129

MPNGIV&LA

1. PREFACE

INSTRUCTIONS	:	We have been formally instructed to readdress the report by <i>Mr. Brendan Paysoy - Business Banking Manager of Kina Bank Limited Kina Securities Limited t /a Kina Bank, P.O Box 1141, Port Moresby NCD 121, Papua New Guinea</i> dated 2nd December 2024, to assess the Current Market Value of Allotment 47 Section 307, Hagita Place, Gerehu Stage 4, City of Port Moresby.
DATE OF INSPECTION & VALUATION	:	5th December 2024.
PURPOSE OF VALUATION	:	To inspect and determine a fair current market value of the subject property for use by Kina Securities Limited t/a Kina Bank for mortgage lending purposes.
DEFINITION OF MARKET VALUE	:	<i>"The estimated amount for which an asset should exchange, on the date of valuation between a willing buyer and a willing seller in an arms length transaction, after proper marketing where in the parties had each acted knowledgeably, prudently and without compulsion."</i>
SPECIAL FACTORS	:	The Valuer declares that he has no pecuniary interest past, present or prospective in the subject property and this valuation is free of any bias. This valuation is written subject to there being no material or other changes to the improvements or the land which may affect the valuation, occurring between the date of inspection and the date of valuation.



Real Estate Agents | Property Managers | Valuers

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2. CERTIFICATE OF VALUATION

PREPARED FOR	: Kina Securities Limited t/a Kina Bank, P.O Box 1141, Port Moresby NCD 121, Papua New Guinea.
PROPERTY	: Allotment 47 Section 307 Hohola, City of Port Moresby, National Capital District. Located along Hagita Place, Gerehu stage 4 and has a total land area of 421 square meters.
REGISTERED PROPRIETOR	: MAPIKI ENTERPRISE LIMITED.
INTEREST VALUED :	The unencumbered Market Value of the subject property as in; State Residential Lease Volume 84 Folio 59 for a term of 99 years commencing on 17th June 1982, with an annual rental of K150.00. Reappraisal is due every 10 years
DATE AT WHICH INTEREST VALUED :	As at the date of inspection , 5th December 2024.
IMPROVEMENTS	: Erected on the land is two level, 2x2 and 3x1 bedroom units with approx. gross floor area of 230 square meters.
VALUATION	: In our opinion the unencumbered Current Market Value of Allotment 47 Section 307 Hohola, NCD as at 5th December 2024 , on the terms and conditions contains herein and subject to its having good and marketable title is assessed at Two Million Kina (K2, 000, 000.00) "As Is" .

For and on behalf of:
L.J. HOOKER REAL ESTATE

Prepared by: **REGINA KIELE**
Graduate Valuer
GVLA (PNG) No.33
MAPI (Aust) No.113635

Certified by: **ARTHUR UGUP**
Registered Urban Valuer (PNG) No. 129
MPNGIV&LA

3. PROPERTY REPORT

PREPARED FOR	:	Kina Securities Limited t/a Kina Bank, P.O Box 1141, Port Moresby NCD 121, Papua New Guinea.
PROPERTY	:	All that land and improvements contained in Allotment 47 Section 307 Hagita Place, Gerehu Stage 4 , in the City of Port Moresby.
REGISTERED LESSEE	:	MAPIKI ENTERPRISE LIMITED.
LEASE DETAILS	:	Residential Lease Volume 84 Folio 89 for a term of 99 years commencing on 17th June 1982 with an annual rental of K150.00. Reappraisal is due every 10 years. reappraisal due every 10 years. We have obtained a copy of the State Lease and have relied on information provided by the Client. This validation is made on the basis that the State Lease is current and is not subject to any additional conditions, encumbrances or similar effects. However, if there are any defects or changes in title revealed by search, we reserve the right to amend this valuation report.
LAND DESCRIPTION:	:	The land is a regular shaped allotment below the road level and falls steeply to the rear alignment at the eastern boundary. It contains a total land area of 421 square meters.
EASEMENT AND ENCROACHMENT	:	No easements were revealed and no encroachments were apparent upon our physical inspection. However, a surveyor's certificate would be required to determine the existence or otherwise of encroachment on or by the subject property.
TOWN PLANNING ZONING	:	Under provisions of the Operative Town Planning Zoning Scheme for the City of Port Moresby the subject property is zoned for residential purposes and the present use appears to be permissible in that zoning.
LOCATION	:	The subject property is located at Hagita Place Gerehu Stage 4, a residential area.
ROAD AND ACCESS :	:	Access to the property is via Gerehu Stage 4 which is bitumen sealed , double lane carriageway. Good pedestrian and vehicular access is available direct to the property. Gerehu road connects to other road systems, giving the property easy access to other parts of the City.
SERVICES	:	Reticulated water, sewerage, electricity and mobile services are connected to the property. Other services of postal, banking, service stations, restaurants and other business houses are in the nearest suburb Waigani Port Moresby.
TRANSPORT AND INFRASTRUCTURE SERVICES	:	The subject property is easily accessible from other parts of the city; Jacksons Airport is some 15 minutes drive via the freeway and other amenities including public transport, police station, clinics, banks and postal services are in proximity within the Waigani Port Moresby City area.
SURROUNDING DEVELOPMENTS	:	The subject property is in a predominately residential environment. The properties in the immediate vicinity of the subject from the Hagita Place.

The business is independently owned and operated by the proprietor

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Gerehu Stage 4 residential precinct. Surrounding properties include executive residences, townhouses and block of units.

SITE IMPROVEMENTS

- The property is fully fenced with panel deck on block wall fencing.
- There is a panel deck gate for access.
- There is a guard house on site.

ANCILLARY WATER AND ELECTRICITY SERVICES

- Not available.

SECURITY

- The property is fenced as above.
- There are security lights on the building.
- There are security frames to doors and windows.
- Security guards on site.

VALUATION

SUMMARY

: The subject Leasehold land and on Allotment 47 Section 307 Hohola (Hagita Place Gerehu Stage 4), together with the permanent improvements thereon, was inspected on **5th December 2024**, the current Market Value of the unencumbered leasehold interest is assessed at **Two Million Kina (K 2,000,000) "As Is"** This can be hypothetically apportioned as:

Land (421 square meters)	K 300,000.00
Improvements; (Two level 2x2 and 3x1 bedroom units plus other improvements)	K 1,700,000.00

4. BASIS OF VALUATION

METHODOLOGY

An analysis of available market evidence indicate that the direct comparison approach were the most appropriate methods.

This is an assessment of the market value of the lessee's interest in a property held under State Lease and this assessment assumes that:

- the State Lease is current,
- the Lessee has complied with all State Lease terms and conditions,
- the Lessee is not in breach of any State Lease terms and conditions.

SALE EVIDENCE:

SALE 1

Location: Allotment 26 Section 305, Gerehu, City of Port Moresby
Sale Date: 2021
Sale Price: K850,000
Land Area: Approximately 450 square metres
Comments: Erected on the property is a two level residential quadruplex building.

SALE 2

Location: Allotment 12 Section 20, Pine Street, City of Port Moresby
Sale Date: March 2020
Sale Price: K850,000
Land Area: Approximately 1,302 square metres
Comments: Erected on the property is a ground set multi-units residential building.

SALE 3

Location: Allotment 11 Section 79, Boroko, City of Port Moresby
Date of Sale: May 2020
Sale Price: K2,000,000
Land Area: 1,366 square metres
Comments: Erected on the property is a two level 1 x 3 bedroom and 2 x 1 bedroom units with detached ground set residence. The property is in fair condition

QUALIFICATION OF THE

ADOPTED SALES :

The adopted sales are fair indicators of the market values of comparable sales in the vicinity of the subject property. In the light of the analysis of the adopted sales, we have adopted K2,500.00 per square metre as fair and reasonable land value for the subject property, accounting for its locality, land area and its suitability for its current and other similar applications.

REALISATION :

We consider our assessment of current market value to be fair and reasonable, considering all aspects affecting the subject property. We are confident that there are enough commercial activities in the vicinity of the subject to enable leasing or sale to be effected in a relatively good marketing period of 6 months.

REPLACEMENT WITH

NEW VALUE :

Considering the replacement costs of the improvements, the demolition and removal of debris and clearing site for reconstruction, all professional fees and charges and other statutory authorities' fees and charges.

LIMITATIONS

This valuation has been prepared on the basis that full disclosure of all information and facts which may affect the valuation has been made to us by all parties and we cannot accept any liability or responsibility whatsoever for the evaluation unless such full disclosure has been made.

We emphasize that we have not carried out a structural survey of the improvements nor have we examined them for signs of timber infestation, and accordingly cannot be held responsible for either of these matters.

TITLE BOUNDARIES

We advise that we have not carried out a detailed site survey and we have of necessity assumed for the purposes of this valuation that all boundary pegs have been identified when the structural improvements were erected.

LIMITATION ON REFERENCE TO REPORT

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement without written approval of the form and content by the parties to whom this report is addressed.

Finally, and in accordance with our standard practice, we must state that this report is either only for the use of the party to whom it is addressed or the banks, and no responsibility is accepted to any third party for the whole or any part of its contents.

VALUER'S INTEREST	: Our interest is limited to the assessment of the current market value of the subject property.
VALUER'S FEE	: Our fee is based on the assessed market value of the subject property and is in accordance with our scale of valuation fees and charges plus disbursements and actual costs of necessary outlays in the preparation of this valuation.
VALUER'S QUALIFICATIONS	: <p>ARTHUR UGUP, BLST. Unitech Registered Urban Valuer (PNG) No. 129</p> <ul style="list-style-type: none"> • Bachelor of Land Studies from University of Technology, Lae 2005. • Member of Papua New Guinea Institute of Valuers & Land Administrators.
	<p>REGINA KIELE Graduate Valuer</p> <ul style="list-style-type: none"> • Bachelor of Property Studies in Property Valuation and Property Management from PNG University of Technology, 2017. • Graduate Member of Papua New Guinea Institute of Valuers & Land Administrators No.33. • Member of the Australian Property Institute No.113635.

COPY OF INSTRUCTION LETTER



Date: 2 December 2024

LJ Hooker
P O Box 807
PORT MORESBY 121
National Capital District
Papua New Guinea

By email/hand

Dear Arthur,

RE: Valuation Report for MANIKI ENTERPRISE LIMITED

Kina Bank seeks quotation for valuations for the following property:-

1. Allotment 47 Section 307, Hohola, Hagita Place Gerehu Stage 4, NCD. State Lease Volume 84 Folio 59

In that respect, we would like to request for a new valuation on the following scope of valuation service for mortgage purposes and addressed directly to Kina Securities Limited T/as Kina Bank:

1. Identification of the property by:
 - a. street/suburb/town/province
 - b. real property description including title reference numbers & photographs
2. Identify the registered proprietor/lessee;
3. Confirm the zoning, use or any other statutory requirement;
4. If property(s) is under development, please state that upon completion the properties are for residential purpose (e.g. a detached house or unit title zoned and occupied for residential purposes);
5. Adequately describe the property and any other improvements thereon, including internal and external condition of the property; this includes internal and external inspection of the property (where applicable);
6. All valuations should note for insurance purposes, square meterage of all buildings (including garages, carports, verandas etc) and Kina replacement values;
7. Outline the basis of the valuation (i.e. summation, capitalisation or direct comparison) with at least two (2) types of methodology;
8. Owner Occupied Residential Valuations must be valued by direct comparisons. Details of three (3) properties used for comparison are to be given and confirmed by summation;
9. Please determine the market rental for the proposed residential properties;
10. Review any local or other matters which may impact upon the valuation and note under "General Comments";

11. A full disclosure of any information that has the potential to influence the value or marketability of the property (where applicable). This includes details of:

Together it's possible.

LJ Hooker - National Network
Queensland Branch P.O. Box 11043
Port Moresby, Papua New Guinea
Papua New Guinea

Branches - 270+ offices
Port Moresby, Arica, Port Moresby
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WVPT, Port Moresby, Port Vila

COPY OF TITLE

OWNER'S COPY

State Registered in the Register of
Crown Government Lease

Volume 84 Folio 59

Deputy Registrar of Title
16/4/1984

82/908

THE INDEPENDENT STATE
OF
PAPUA NEW GUINEA



Land Act 1962 chapter 185

RESIDENCE LEASE UNDER SECTION 61⁵⁴

THE MINISTER FOR LANDS hereby grants to

HOUSING COMMISSION, IN

Papua New Guinea (hereinafter called "the Lessee") a lease under Section 61 of the Land Act 1962⁵⁴ chapter 185 (hereinafter called "the Act") for a term of NINETY NINE (99) YEARS from the SEVENTH day of JUNE 1982 (hereinafter called "the commencement date") to the SIXTH day of JUNE 2081 for RESIDENCE purposes of all that piece of land being

POSITION ALLOTMENT	MILITARY SECTION	POSTAL TOWN CITY	AREA	PROVINCE DISTRICT
47	307 BOHOLA	PORT MORESBY	0.0421 HA Be the same a little more or less	NATIONAL CAPITAL

which for purposes of identification only is shown coloured yellow on the plan annexed hereto with all appurtenances thereto (hereinafter called "the land").

EXCEPTING AND RESERVING therefrom the reservations implied in every Government lease by the Act TO HOLE unto the Lessee for the term of the lease subject to the provisions of the Act and the Regulations thereunder and to the reservation: covenants and conditions hereinafter set forth.

YIELDING AND PAYING therefore during the first ten (10) years of the term in advance on the first day of January in each and every year an annual rent of ONE HUNDRED AND FIFTY KINA (K150.00) and thereafter such annual rent as shall be or become payable by reason of the annual rent having been redetermined in due course of law.

No. S.80822.TE~~NSFER~~ to MALEE THOMSON of
University, self-employed. Produced
6/02/2018 at 10.54 a.m. entered
6/02/2018.

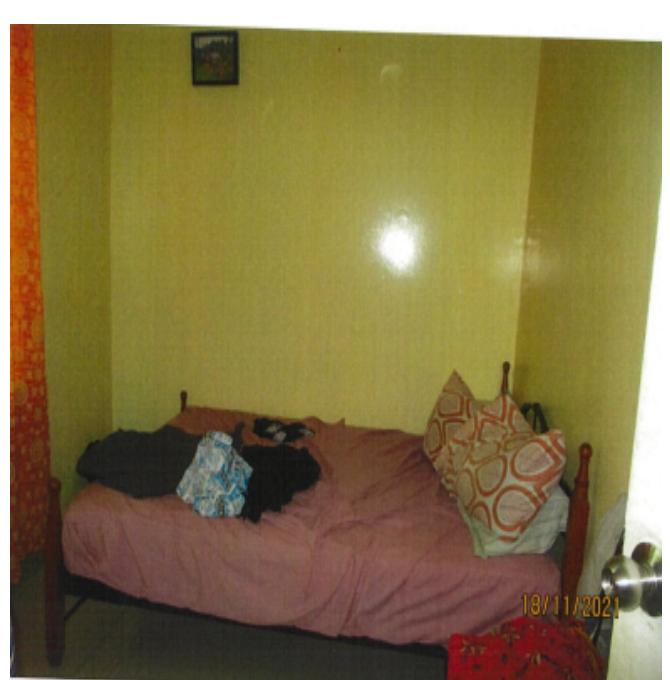


Registrar of Titles.

PHOTOGRAPHS
Exterior

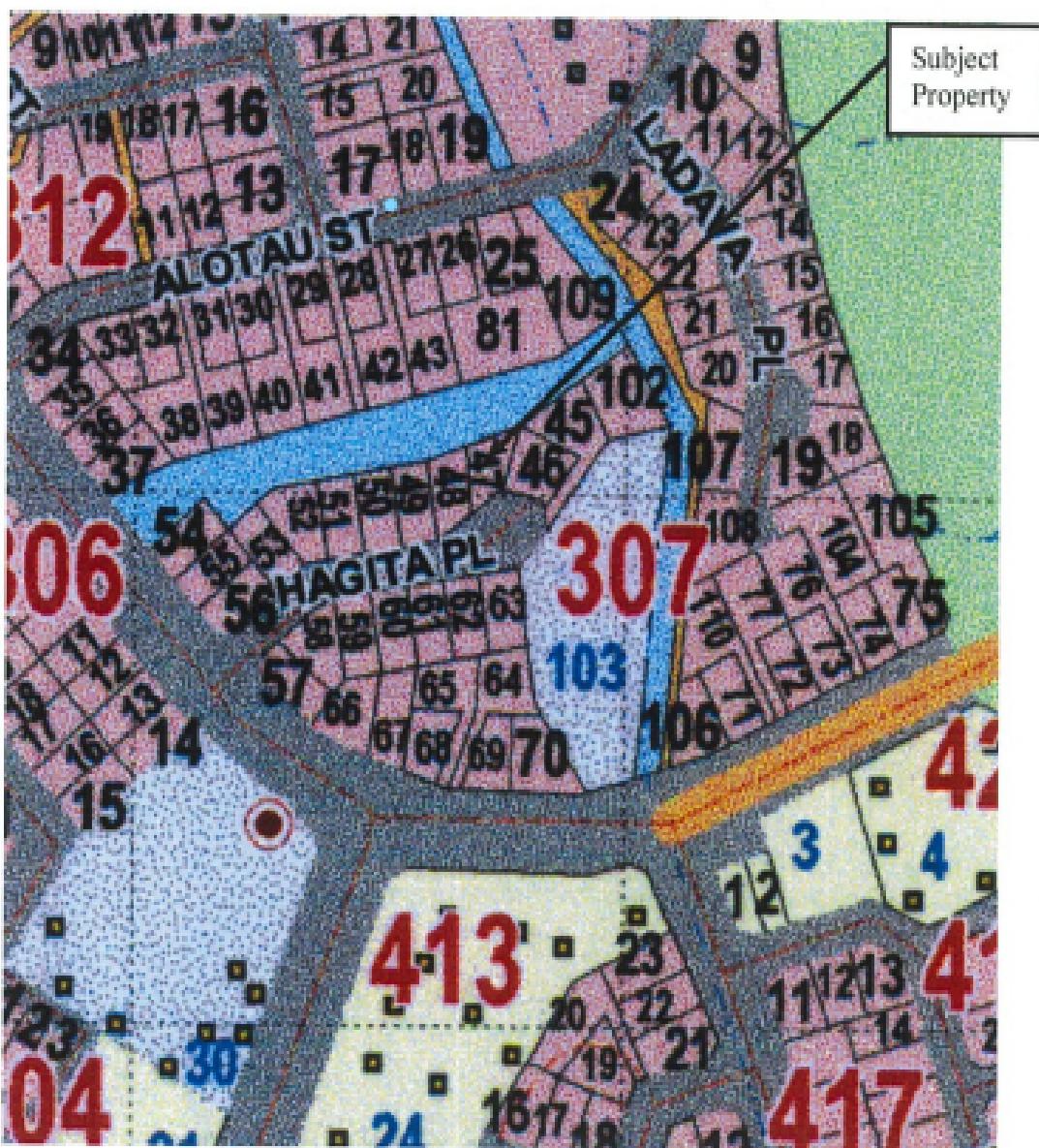


PHOTOGRAPH
Interior



LOCALITY MAP

Subject Property Allotment 47 Section 307, Hagita Place, Gerehu Stage 4, Port Moresby



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