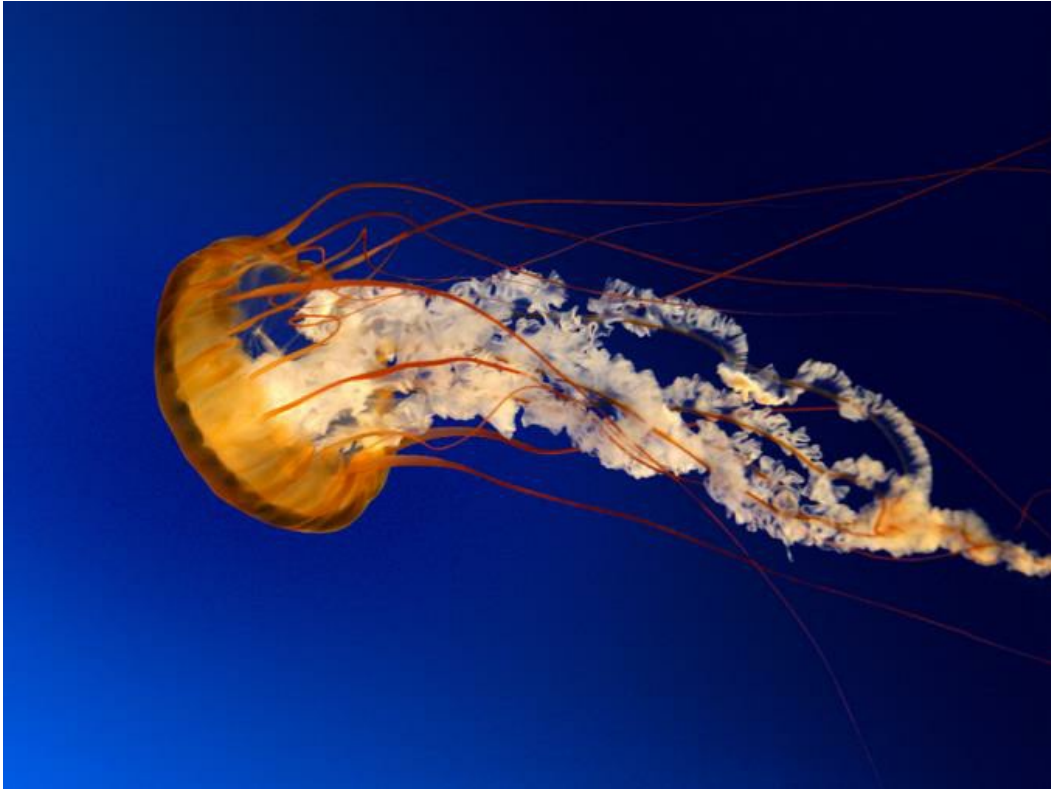


VALUATION

For 0 Purposes



Property:

Test Test Test, Test ACT 3000

Instructed by:

Dipen

Client Name:

XYZ Inc

Date of Inspection:

24th August, 2016

Date of Valuation:

24th August, 2016

Adelaide Property Valuers

PO Box 2354, Kent Town SA 5071 Phone:- (08) 7111 2956

INSTRUCTED BY: Dipen
CLIENT: XYZ Inc

INSTRUCTIONS: Instructions were received to determine the current fair market value of the subject property for 0 purposes as at the date of valuation.

PROPERTY ADDRESS: Test Test Test, Test ACT 3000

DATE OF INSPECTION: 24th August, 2016

DATE OF VALUATION: 24th August, 2016

TITLE DETAILS:

Lot No: 1
Volume: 112
Folio: 1212
Encumbrances: Refer to Certificate of Title
Registered Proprietors: Refer to Certificate of Title
Site Total: Square Metres

ZONING/PLANNING INSTRUMENT:

Local Government Area: Test
Zoning: Residential
Overlays: None Effecting the Property
Effect: Current land use complies with intentions of zoning

LOCATION/NEIGHBOURHOOD:

Shops: Within 5 kilometre
Transport: Within 5 kilometre
Schools: Within 5 kilometre
CBD: Approximately 5 kilometre

SITE DESCRIPTION AND TOPOGRAPHY:

Site Layout:	At Road Level.
Services:	All usual services are connected to the property.
Environmental Hazards:	None known or advised of.
Pest Infestation:	None known or advised of.

MAIN BUILDING:

Type:	0
Style:	Architecturally Designed
Year Built:	2016
External Walls:	Asbestos Clad
Roof:	Colorbond
Rooms:	Kitchen, Kitchen/Meals, Kitchen/Meals/Family, Kitchenette, Lounge, Dining, Lounge/Dining, Cellar, Study, Storeroom, Utility, Entry Hall, Hallway, Laundry, Test
Bedrooms:	3 Bedroom
Bathrooms:	3 Bathroom
Ensuites:	2 Ensuite
Toilets:	3 Toilet
Wall Linings:	Plaster
Heating & Cooling:	Ducted Reverse Cycle, Split System Air Conditioning , R/C Wall Air Conditioner, Ducted Evaporative, Wall Air Conditioner, Ceiling Fans, Ducted Gas Heating, Gas Heater

OBSERVATIONS:

Internal Condition:	Fair Condition – Would Benefit from General Upgrading.
External Condition:	Fair Condition – In Need of General Maintenance.
Street Appeal:	Typical For Age and Style of Home

ANCILLARY IMPROVEMENTS:

Pergola/ Verandah:	Gable Roof Pergola, Flat Roof Pergola, Iron Verandah
Shedding:	Single Iron Garage, Double Iron Garage, Triple Iron Garage
Pools:	Inground Pool, Above Ground Pool
Gardens:	Basic Gardens
Fencing:	Iron Fencing, Timber Fencing
Driveway & Paving:	Concrete Driveway, Brick Driveway, Gravel Driveway
Outbuildings:	Outbuilding, Self-Contained Flat
	Test

AREAS:

Main Living Area:	2000 sqm
Garage:	100 sqm
Carport:	150 sqm
Car Spaces:	200 sqm
Balcony:	250 sqm
Verandah:	140 sqm
Alfresco:	150 sqm
Pergola:	120 sqm

GENERAL COMMENTS:

SALES EVIDENCE:

Inferior Sales



VALUATION RATIONALE:

The Direct Comparison Approach is considered the most appropriate method of valuation.

VALUATION:

Based on the above approach, we have assessed the market value of the subject property at :

VALUATION "AS IS":

\$100

Our Valuation is on the basis the property is input taxed and free of GST. We are not privy to the financial circumstances of the current owner(s) nor previous transactions upon the property which may impact upon the status of the property in relation to GST. Should the property not qualify as GST free, our assessment is inclusive of GST.

Adelaide Property Valuers





prajesh patel
Test
Test Test

ADDRESS: PO Box 2354, Kent Town SA 5071 **TELEPHONE:** Office: (08) 7111 2956

EXPERT QUALIFICATIONS:

Name:	prajesh patel
Title:	Test
Qualifications:	Test
Experience:	Test

TERMS AND CONDITIONS

Adelaide Property Valuers



prajesh patel
Test
Test Test

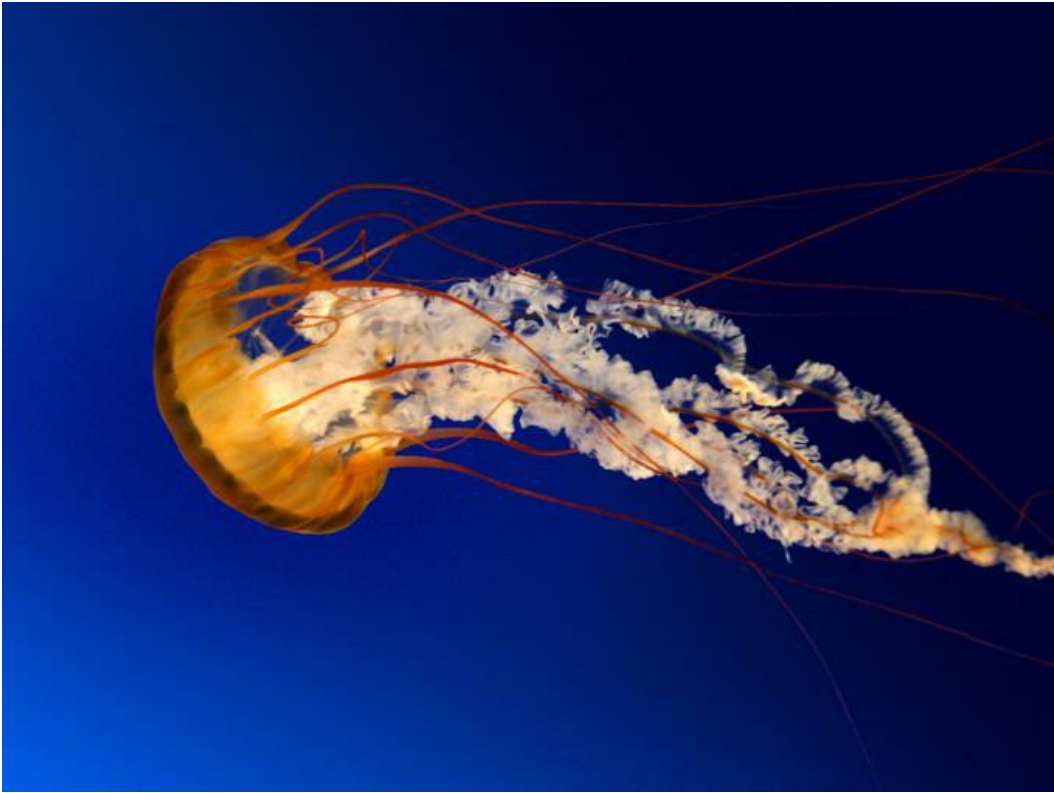
ADDRESS: PO Box 2354, Kent Town SA 5071 **TELEPHONE:** Office: (08) 7111 2956

CERTIFICATIONS & QUALIFICATIONS

Appendix:-

Title Details









Zoning Details









Overlay Details

Department of
Environment, Land,
Water and Planning

Planning Overlay

None affecting this land - there are overlays in the vicinity
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



Overlays Legend

- | | |
|---------------------------------------|--------------------------------------|
| AEO - Airport Environs | LSIO - Land Subject to Inundation |
| BMO - Bushfire Management (also WMO) | MAEO1 - Melbourne Airport Environs 1 |
| CLPO - City Link Project | MAEO2 - Melbourne Airport Environs 2 |
| DCPD - Development Contributions Plan | NCO - Neighbourhood Character |
| DDO - Design & Development | PO - Parking |
| DDOP - Design & Development Part | PAO - Public Acquisition |
| DPO - Development Plan | RO - Restructure |
| EAO - Environmental Audit | RCO - Road Closure |
| EMO - Erosion Management | SBO - Special Building |
| ESO - Environmental Significance | SLO - Significant Landscape |
| FO - Floodway | SMO - Salinity Management |
| HO - Heritage | SRO - State Resource |
| IPO - Incorporated Plan | VPO - Vegetation Protection |

Note: due to overlaps some colours on the maps may not match those in the legend.

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer



Department of
Environment, Land,
Water and Planning

Areas of Aboriginal Cultural Heritage Sensitivity

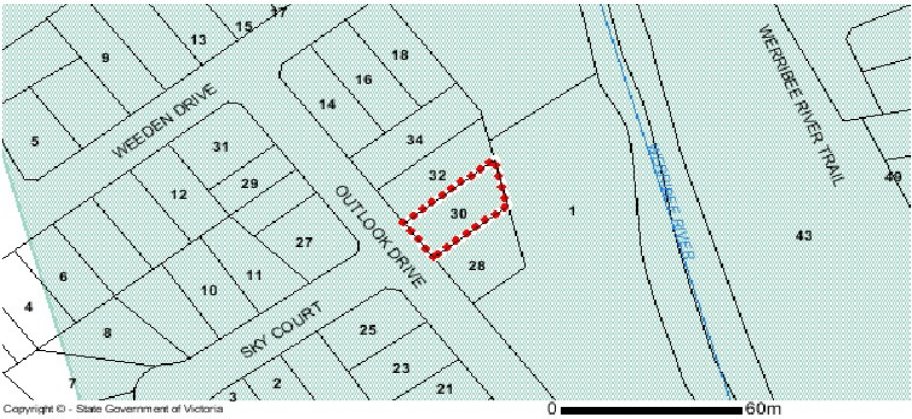
This parcel is within, or is affected by, one or more areas of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to [Aboriginal Heritage Planning Tool](#)

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the [Victorian Aboriginal Heritage Register](#)



Aboriginal Cultural Heritage Sensitivity Aboriginal Cultural Heritage Sensitivity Selected Land

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer



Department of
Environment, Land,
Water and Planning

Further Planning Information

Planning scheme data last updated on 1 September 2016.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.delwp.vic.gov.au/planning

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer



Environment,
Land, Water
and Planning

Other Details









Photos











Defect Photos



