

Valuation Report



Allotments 162, 163, 164, 165 & 166 (No. 5-13) South Terrace, Wirrabara SA 5481

Client Addressed to: District Council of Mount Remarkable c/- Jennifer Frick

Valuation Purpose: Market Value for Realisation of Sale

Valuation Date: 23rd March 2023

Date Report Issued: 12th April 2023

Our Reference: J001121 (a)

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1.0 Instructions

Under written instructions from Jennifer Frick, Corporate Services Officer of the District Council of Mount Remarkable, we have been requested to determine the current market value 'As Is' of the freehold interest of Allotments 162, 163, 164, 165 & 166 (No. 5 - 13) South Terrace, Wirrabara, as of the date of inspection which was the 23rd of March 2023.

2.0 Basis of Valuation

The valuation has been completed in accordance with the Australian Property Institute (API) Practise Standards.

This valuation has been prepared on the basis of market value as defined by the International Valuation Standards Council (IVSC), and adopted by the Australian Property Institute, as follows:

Market Value	Market Value is the <i>"estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."</i>
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Market value is based on the highest and best use of the asset which may not necessarily be the existing use.

3.0 Date of Valuation

Valuation Date	23 rd March 2023.
Date of Inspection	23 rd March 2023.

Market Change Disclaimer	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 or factors that the Valuer could not have reasonably become aware of as at the date of the Report). We do not accept liability for losses arising from such subsequent changes in value. No person or entity can rely upon this valuation after the expiration of 90 days from the date of the valuation (or such earlier date if such person or entity becomes aware of any factors that have any effect on the valuation). We do not assume any liability in circumstances where this valuation is relied upon after the expiration of 90 days from the date of the valuation (or such earlier date if such person or entity becomes aware of any factors that have any effect on the valuation)."
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4.0 Location

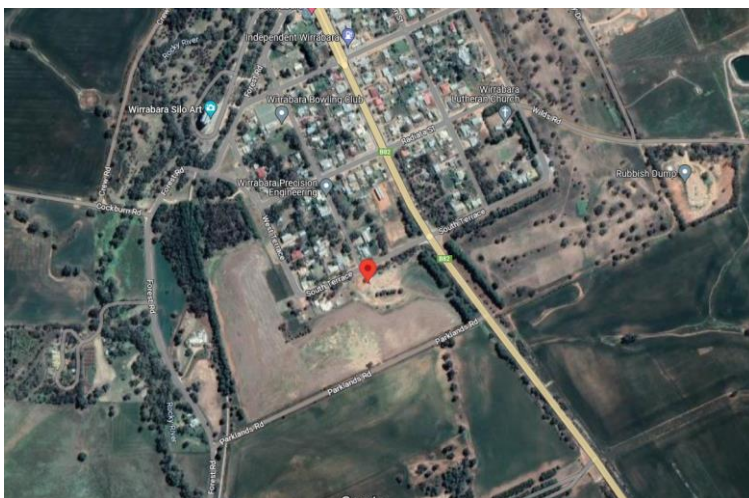
The subject properties are located on the southern fringe of the rural township of Wirrabara, South Australia. Surrounding properties include established residential dwellings and cleared farming land to the south, positioned approximately 700 metres south west of the Wirrabara township.

Wirrabara is located in the southern Flinders Ranges within the Mount Remarkable District Council (population approx. 3,000) approximately 233 kilometres north of the state's capital city of Adelaide and approximately 60 kilometres north east of Port Pirie, the closest regional city. At the 2021 census, Wirrabara had a population of 353 people.

The image below further illustrates the location of the properties highlighted in blue.



Source: <https://sappa.plan.sa.gov.au/>



Source: [google maps](https://www.google.com/maps/)



5.0 Tenure

5.1 Legal Description

Tenure	Freehold interest.
Certificate of Title	Volume 5434 Folio 307 being Allotment 162 in Township Plan 330102 in the area named Wirrabara, Hundred of Appila. Volume 5434 Folio 308 being Allotment 163 in Township Plan 330102 in the area named Wirrabara, Hundred of Appila. Volume 5434 Folio 309 being Allotment 164 in Township Plan 330102 in the area named Wirrabara, Hundred of Appila. Volume 5434 Folio 310 being Allotment 165 in Township Plan 330102 in the area named Wirrabara, Hundred of Appila. Volume 5434 Folio 311 being Allotment 166 in Township Plan 330102 in the area named Wirrabara, Hundred of Appila.
Registered Proprietor(s)	District Council of Mount Remarkable.
Assumption (Title)	For the purpose of this report we have assumed that the Title information provided to us is correct and the property is clear of easements and encumbrances other than those registered on the Title.

Copies of relevant Title documents are contained within Appendix 1 of this report.

5.2 Easements, Encumbrances & Other Interests Noted on Title

Encumbrances Assumption	Our valuation has been assessed assuming the property is only affected by encumbrances as noted on the Title, being: - <ul style="list-style-type: none"> • Nil <p>We have not searched with other Government or relevant entities to ascertain whether any other encumbrances exist over the subject property.</p>
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5.3 Encroachments

Site Survey	We have not been provided with, nor have we sighted a current site survey of the property identifying the specific location of any building improvements in relation to the property boundaries.
Inspection Findings	Based on our inspection, there appears to be no encroachments from neighbouring properties. However, should the addressee or other parties authorised to rely on this report have concerns in relation to encroachments, then we would recommend engaging a licensed surveyor to undertake such a survey.
Site Survey Disclaimer	This report is not a site survey and no advice is given in any way relating to survey matters. Any comments given in relation to the property are not given in the capacity as an expert, however, are based on our inspection of the property and review of the Certificate of Title plans. Should the addressee require absolute certainty in relation to encroachments we recommend that a surveyor be engaged to provide appropriate advice and a survey of the property if considered necessary.

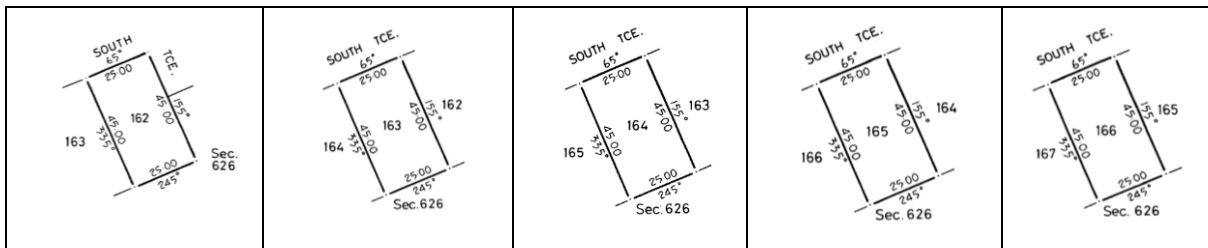
6.0 Planning

6.1 Local Planning

Local Government Authority	District Council of Mount Remarkable.
Current Town Planning	PlanSA, Planning & Design Code.
Current Zoning	Township.
Development Plan Constraints	<p>Desired Outcomes</p> <ol style="list-style-type: none"> 1. A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities. 2. Development contributes to and enhances streetscapes and the settlement patterns comprising the township. <p>Development deemed to satisfy criteria:</p> <ol style="list-style-type: none"> 1. advertisement 2. carport 3. consulting room 4. detached dwelling 5. dwelling addition 6. light industry 7. office 8. outbuilding 9. semi-detached dwelling 10. shop 11. tourist accommodation 12. verandah 13. warehouse <p>Minimum site area is 800sqm.</p>
Current & Potential Use	Currently vacant land other than allotments 162 and 163 which are lightly improved and being used as a depot site. The zone encourages the development of residential dwellings.
Proposed Zoning	We are unaware of any proposed changes to the current zoning.
Heritage Issues	Not applicable.
Planning Disclaimer	Town planning and zoning information was informally obtained from the relevant local and State Government authorities. This information does not constitute a formal zoning certificate. Should the addressee require formal confirmation of planning issues then we recommend written application be made to the relevant authorities to obtain appropriate current zoning certificates.

7.0 Land

Dimensions	All allotments are rectangular shaped sites with dimensions of all boundaries being approximately 25 metre frontages to South Terrace (north western) and rear (south eastern) and 45 metre north eastern and south western side boundaries.
Site Area and Description	<p>Each allotment has a downward sloping contour from west to east, with Allotments 166 and 165 in an elevated position, with the declining contour resulting in Allotment 162 being positioned at ground level. Site areas as per the Title Plan are as follows:</p> <p>Allotment 162 – Approximately 1,125 Sqm. Allotment 163 – Approximately 1,125 Sqm. Allotment 164 – Approximately 1,125 Sqm. Allotment 165 – Approximately 1,125 Sqm. Allotment 166 – Approximately 1,125 Sqm.</p> <p>Total site area – Approximately 5,625 Sqm.</p>



The site dimensions and areas have been identified by reference to the Title Plans (see copies in appendix) obtained from Land Services SA.

Site Area Disclaimer	In the event the actual land area of the property is different to the area adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications.
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8.0 Services

The subject properties have access to mains power and water and are accessed via South Terrace which is a bitumen sealed road.

9.0 Improvements

9.1 General Description

Vacant land other than a portion on the eastern side of the subject property (allotments 162 and 163) which is currently used as a council depot with a small portion of land fenced off with cyclone mesh fencing. While the fencing is in good condition, we consider it to add little value with a prospective purchaser expected to remove to allow residential development.

9.2 Photos taken at inspection



Frontage



Frontage



South Easterly Aspect



Downward Sloping Contour



Fenced Portion



Rear Elevation



Rear Elevation



North Westerly Aspect



Rear Elevation- North Easterly Aspect



Rear Elevation- Northly Aspect



Southern Boundary



Easterly Aspect

9.3 Other Limitations/Restrictions

Government Proposals	Our enquiries indicate the subject property does not appear to be affected by any government proposals (such as road widenings, acquisitions etc), however the valuer has not undertaken formal legal enquiries which would normally be undertaken as part of conveyancing.
Endangered Flora & Fauna	This valuation is made on the basis that there is no flora or fauna on the site which may affect the future development potential of the site.
Native Title	A site inspection and title enquiries have not revealed any obvious presence of native title. Nevertheless, we are not experts in native title or the property rights derived there from and have not been supplied with appropriate anthropological, ethnoecological and/or ethnographic advice. Therefore, the property valuation or assessment is made subject to there being no actual or potential native title affecting the value or marketability of the property.

10.0 Environmental Issues

10.1 Site Contamination

Current & Past Use	Currently vacant land other than allotments 162 and 163 which are lightly improved and being used as a depot site. Assume vacant land prior.
Site Observations	We have not investigated the site beneath the surface or undertaken vegetation or soil sampling. We confirm that a visual site inspection has not revealed any obvious pollution or contamination. At the date of inspection, we have no knowledge of any contamination of the land.
Contaminated Sites Database Search	A search of the South Australian Governments 'Environmental Protection Authority' contamination register, found no registered contamination or potential contamination activity associated with the subject property.
Environment Risk	The current use of the site is considered to be low environmental risk use.
Contamination Assumption	Our valuation has been based upon the assumption that there are no actual or potential contamination issues affecting the property.
Environmental Disclaimer	This report is not an environmental audit and no advice is given in any way relating to environmental matters. Any comments given as to environmental factors in relation to the property are not given in the capacity as an expert. Given contamination issues can have an impact on the Market Value of the property, we reserve the right to review and if necessary vary our valuation if any contamination or other environmental hazard is found to exist.

10.2 Drainage / Flooding

Inspection and mapping	The site appears to have adequate site drainage and does not appear to be subject to flooding during normal climatic conditions. PlanSA mapping does not indicate flood hazards on the subject site.
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10.3 Bushfire Risk

Inspection and mapping	<p>The property is located in a Bushfire - Urban Interface zone. The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.</p> <p>The overlay is common in areas adjoining rural land or large areas of vacant land.</p>
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11.0 Exclusions

Excluded from the valuation are all items which are removable in nature, such as plant and machinery.

12.0 Occupancy Details

The property has been assessed based on vacant possession.

13.0 Local Market Commentary

In May 2022 the RBA raised rates for the first time in 11 years by 25 basis points to an official cash rate of 0.35%. This has been followed by monthly rate rises up to and including a 25 basis point rise on the 7th of March 2023 which saw the official cash rate rise to 3.60%. We are yet to see any effect on the South Australian property market, whilst eastern interstate property markets have already softened with declining property values.

Capital cities hardest hit by decline in median house values include Brisbane which recorded a 6.2% decrease since June 2022, Melbourne recorded a 6.4% drop since February 2022, Hobart a 5.7% decrease since May 2022 and Sydney recording the greatest decrease of 10.2% since hitting the peak in January 2022. Adelaide, Perth, and Darwin have remained steady with only small decreases recorded.

PropTrack Economist and report author Anne Flaherty said *“while Adelaide maintained its position as the strongest performing capital over the past year, it recorded its first monthly drop post-pandemic in December, falling 0.18 per cent. Adelaide had really bucked the trend until the end of last year, and the main reason for that was affordability,” Ms Flaherty said. Adelaide property prices have been significantly lower than the other capital cities. Savings increased during the pandemic and that’s helped as a buffer, but now rate rises are starting to flow through. According to the report, Adelaide property values have jumped 42.9 per cent since the pandemic began in March 2020, while the rest of SA saw a 41.8 per cent increase. Ouwens Casserly Real Estate managing director Nathan Casserly said despite the slight drop, SA’s growth was likely to continue into 2023”.*

According to the September 2022 SA market Update by REISA The South Australian property market has predictably begun retreating from its upward trajectory over the 2022 September quarter. The results showed that South Australia posted a 0.88% median house price increase from the previous quarter and a fantastic 18.56% increase from the same quarter last year. Metropolitan Adelaide experienced a 1.65% decrease in median house price growth from the previous quarter but still posted a hefty 16.79% increase from the same quarter last year. The volume of sales across South Australia and metropolitan Adelaide demonstrated a cooling off with decreases of 11.2% and 9.2% respectively from the previous quarter. The median price across South Australia continues to be close to the record high that it posted last quarter. While the volume of sales was clearly down, this is entirely attributable to the current economic climate and the substantial interest rate rises that have been happening for a few months now. Despite this, the median price and sales data continue to hold strong and once again show the underlying resilience of the real estate marketplace.

According to REISA all Major and Other Regional townships within South Australia reported positive growth in the median house price from Q4 2021 to Q4 2022 from 12.04% in Whyalla to 29.73% in Port Pirie. Quarterly growth rates for regional townships from Q3 2022 to Q4 2022 showed a softening in growth however all maintained a positive increase except for Victor Harbour (decrease of 1.75%) and Renmark (decrease of 6.03%).

Overall, the Major Regional Towns category has shown a 1.49% decrease in the last quarter however some townships such as Port Pirie, Port Lincoln, Port Augusta and Whyalla still showed modest increases in the median house price between Q2 and Q3, ranging between 0.69% increase in Port Pirie to 5.66% increase for Whyalla. Riverland townships of Berri, Barmera and Renmark showed a decrease in the median house price in the last quarter ranging from 4.01% decrease in Berri to 6.54% decrease in Barmera. Naracoorte and Mt Gambier also showed a decline in the median house prices of 10.24% and 6.25% respectively between Q2 and Q3 2022. In perspective this has come of the back of a 12 month overall increase in the median house price in the Major Regional Towns of 18.28% from Q3 2021 to Q3 2022.

14.0 Market Evidence

Information Availability	<p>In preparing this valuation we have undertaken investigations reasonably expected of a professional valuer having regard to normal industry practice so as to obtain the most relevant, available, comparable market evidence. Whilst we believe the sales information provided to be accurate, not all details can and have been formally verified. Due to privacy laws, confidentiality agreements and other circumstances beyond our control, the valuer may not have had access to:</p> <ul style="list-style-type: none"> • Personal details of parties involved in transactions and is therefore unable to confirm whether such dealings are arm's length transactions, and • Information on recent transactions that are yet to become public knowledge.
Additional Information	<p>In the event additional information becomes available this may affect the opinion expressed by the valuer. Nevertheless, the valuation is based on information and market evidence reasonably available to the valuer as at the date of the valuation in accordance with usual professional valuation practices.</p>

14.1 Sales Evidence

In forming our opinion of value we have had regard to various sales transactions from Wirrabara and surrounding comparable townships, a selection of which is detailed as follows:

4 William Street, Booleroo Centre, SA, 5482	Date 31 January 2022	Sale Price \$16,000
<p>Description: Regular shaped vacant allotment situated above road level with a generally level contour and single street frontage. Surrounding development comprises established residential dwellings, vacant land, and a sporting oval. Single title with a site area of 1,447sqm, zoned Township.</p> <p>Land Value: \$11/sqm.</p> <p>Comparison: Inferior location in a less desired town, larger site to each of the subject titles with comparable zoning. Overall considered inferior.</p>		
Lot 174 West Terrace, Wirrabara, SA, 5481	Date 13 December 2022	Sale Price \$20,000
<p>Description: Regular shaped vacant allotment situated slightly below road level with a gentle downward slope across the site and single street access. Surrounded by vacant land other than established residential dwellings adjacent. Single title with a site area of 1,125sqm, zoned Township. Appears to have sold off market with no listing available.</p> <p>Land Value: \$18/sqm.</p> <p>Comparison: Directly comparable location some 150 metres west, comparable allotment size and zoning to each of the subject sites. Overall considered comparable.</p>		

Lot 173 West Terrace, Wirrabara, SA, 5481	Date 12 December 2022	Sale Price \$20,000
<p>Description: Regular shaped vacant allotment situated slightly below road level with a gentle downward slope across the site and single street access. Surrounded by vacant land other than established residential dwellings adjacent. Single title with a site area of 1,125sqm, zoned Township. Appears to have sold off market with no listing available.</p> <p>Land Value: \$18/sqm.</p> <p>Comparison: Directly comparable location some 150 metres west, comparable allotment size and zoning to each of the subject sites. Overall considered comparable.</p>		
1 Casuarina Street, Wirrabara, SA, 5481	Date 24 June 2022	Sale Price \$32,000
<p>Description: Regular shaped vacant corner allotment situated slightly below road level with a gentle downward slope from east to west and dual frontage to Casuarina Street and East Terrace. Surrounding development comprises established residential dwellings and the golf course directly east. Single title with a site area of 2,406sqm, zoned Township.</p> <p>Land Value: \$13/sqm.</p> <p>Comparison: Comparable location, larger than each of the subject titles with comparable zoning. Overall considered superior.</p>		
10 Walter Street, Laura, SA, 5480	Date 18 February 2022	Sale Price \$38,500
<p>Description: Regular shaped vacant allotment situated above road level with a generally level contour and dual access with frontage to Walter Street and Kingston Street. Surrounding development comprises established residential dwellings and rural living properties to the north. Single title with a site area of 1,719sqm, zoned Neighbourhood.</p> <p>Land Value: \$22/sqm.</p> <p>Comparison: Slightly superior location in a larger town, larger site to each of the subject titles with similar zoning. Overall considered superior.</p>		
2-4 High Street, Wirrabara, SA, 5481	Date 29 September 2022	Sale Price \$65,000
<p>Description: Two regular shaped vacant allotments situated on the corner of High Street and South Terrace in an elevated position with a slight rise from the frontage. Total site area of 3,798 square metres across two titles zoned Township. Water and sewer available with power nearby, established trees across majority of the site.</p> <p>Land Value: \$17/sqm.</p> <p>Comparison: Comparable location some 100 metres east, larger than each of the subject titles with comparable zoning. Overall considered superior.</p>		

15.0 Valuation Considerations

15.1 Market Selling Period

Our assessment has been based on a six (6) month selling/marketing campaign. Six (6) months is the estimate of the time it might take for the property to sell if it were marketed at the ascribed market value. Naturally, this is not a guarantee, and the actual time it may take to sell the property will be impacted upon by numerous factors including the marketing undertaken, keenness of buyers both generally and also in relation to assets similar to the property, availability of finance, and changes in market conditions subsequent to the valuation date.

15.2 Selling Method

From our experience, public auction campaigns are not the preferred method of sale in such locations, as the cash-unconditional status required for prospective purchasers is often regarded unfavourably and may not be viable for the majority of potential purchasers. Buyers in such locations will often be sensitive to expenditure and may be reluctant to commission the required inspections prior to auction with no assurance of being the successful purchaser.

With this in mind, our recommended mode of sale would be via a Private Treaty or Expressions of Interest campaign. We have valued the subject property allotments assuming a marketing period of up to six (6) months, provided a market orientated asking price is set together with the engagement of a reputable and suitably qualified selling agent.

We note that given the small market and limited demand for vacant land, we consider the most effective selling method would be to sell multiple titles in one line at a slightly discounted rate, as evidenced in the supporting sale evidence.

15.3 Most Probable Purchaser

The most probable purchaser of the subject property allotments is anticipated to be an owner occupier.

15.4 Highest and Best Use

The highest and best use of each of the subject sites is development as a single residential premises.

15.5 Sales History

No previous sales history available.

15.6 Transaction Volumes

In the general Southern Flinders Ranges area, the local market in the last 24 months has seen limited sales of similar sized residential sites, due to being a relatively small market of sites below 2,000 square metres. Therefore, there is a shortage of recent comparable sales in the general market. We have by necessity had to refer to a broad price range of market evidence over an extended period of time, as well as utilising sales from other rural areas within the region. Sales utilised have been adjusted and analysed in comparison to the subject property to reflect variations in value due to land value content and market movement since date of sale.

16.0 Valuation Methodology & Calculations

16.1 Adopted Valuation Method

Due regard has been given to the following relevant factors: -

- The location of the property, access and surrounding land uses;
- The size of the site;
- The zoning of the land;
- The availability of services;
- The available sales evidence within the general proximity; and
- The current state of the real estate market as at the time of valuation, with consideration to current demand for vacant residential sites within the region.

In determining the value of the subject property titles, we have given consideration to the direct comparison method.

Due regard has been given to sales activity of comparable properties, as discussed under the Market Commentary section of this report.

16.2 Direct Comparison

The most appropriate method for valuing a parcel of residential land devoid of any significant improvements is the direct comparison approach. This valuation method is the most frequently used method and involves comparison of the property to be valued with sales of similar properties. Comparisons can be made in many forms including straight comparison, or analysis on a rate per area basis (such as rate psm, or rate per ha of land). Points of difference are taken into account by the valuer including the location of the properties, land areas etc.

The analysed sale evidence ranged in value from \$16,000 to \$65,000 for allotments ranging in size from 1,125sqm to 3,798sqm. While limited, the available sale evidence supports a market value of \$20,000 for each of the five 1,125sqm allotments, however, a lengthy marketing campaign may be required to dispose of all five allotments at the prescribed market value. As a result we would recommend selling multiple titles in one line, with recent sale evidence supporting a market value range of \$30,000 to \$35,000 for two allotments in one line, or alternatively \$45,000 to \$50,000 for three allotments in one line.

17.0 Goods & Services Tax

All amounts and values expressed in this report are exclusive of GST unless otherwise specified.

Liability for GST on the purchase of property is dependent upon:

- i. whether the vendor is registered for GST;
- ii. whether the property was sold as part of conducting an "enterprise";
- iii. if the sale of the property can be classified as the sale of a "going concern"; and
- iv. for residential property, whether the property has previously been sold.

18.0 Valuation

18.1 Market Value

We are of the opinion that the current Market of the fee simple interest of the subject property allotments, as at 23rd of March 2023 subject to the comments in this report, is:

Market Value – ‘As Is’:

Allotment 162:	1,125 sqm	\$20,000 Excluding GST (Twenty Thousand Dollars Excluding GST)
Allotment 163:	1,125 sqm	\$20,000 Excluding GST (Twenty Thousand Dollars Excluding GST)
Allotment 164:	1,125 sqm	\$20,000 Excluding GST (Twenty Thousand Dollars Excluding GST)
Allotment 165:	1,125 sqm	\$20,000 Excluding GST (Twenty Thousand Dollars Excluding GST)
Allotment 166:	1,125 sqm	\$20,000 Excluding GST (Twenty Thousand Dollars Excluding GST)

We have made all enquiries we believe are necessary and appropriate and to our knowledge there have not been any relevant matters omitted from this report, except as otherwise specifically stated. We believe that the facts within our knowledge that have been stated in this report are true. The opinions we have expressed in this report are independent and impartial.

We have complied with the requirements of the following professional codes of conduct or protocol, being the Australian Property Institutes Professional Code of Ethics, Rules of Conduct and the Australia and New Zealand Valuation and Property Standards.

Finally, and in accordance with our normal practice, we confirm that this report is confidential to the client addressed to for Consultancy Advice. No responsibility is accepted to any third parties. Neither the whole of the report, or any part of it, or any reference to it, may be published in any document, statement or circular nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

We confirm the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Valuers



Sam Keane, inspecting valuer
AAPI, Certified Practising Valuer
API Member No. 81135



Nigel Gibbins, counter signatory
AAPI, Certified Practising Valuer
API Member No. 62983

Appendices

1. Instructions.
2. Certificate of Title Register Search and Title Plan.
3. Plan SA Zoning Extracts & Maps.

APPENDIX 1.0

Instructions

Name: Jennifer Frick, Corporate Services Officer, District Council of Mount Remarkable

Email: jennifer@mtr.sa.gov.au

Message: RFQ DCMR2023-63 Independent property valuations Council require two properties to have independent valuations prior to Council Meeting in April so will require the valuations by 11 April 2023, and would like your company to submit a quote to undertake them. Closing date for quotes is 5pm, Tuesday 14 March 2023. Property details Lots 162/166, 5-13 South Terrace Wirrabara - all allotments (VG 8303047216) and Lots 102 & 103 FP209564 28-30 Stuart Street, Melrose (VG 8302025007) both allotments and buildings. If you have any queries please contact me on 08 8666 2014, during business hours Mondays to Thursdays.

From: Jennifer Frick <jennifer@mtr.sa.gov.au>

Sent: Wednesday, 15 March 2023 4:36 PM

To: Nigel Gibbins <nigel@invalproperty.com.au>

Subject: RE: Website Message from Inval Property Valuations

Hi

The quote you submitted for independent property valuations was successful.

Please advise if this email is enough notice to supply valuation on/before 11 April 2023.

Council will source the certificates of title, please advise when you will require these by.



PO BOX 94
MELROSE SA 5483
TELEPHONE (08) 8666 2014
ABN: 34 847 303 998

Page 1 of 1
Date 21/03/2023

Order No: 3820

PURCHASE ORDER

ORDER TO
Insight Property Pty Ltd Trading As Inval Property Val
PO BOX 68
PORT PIRIE SA 5540
AUSTRALIA

DELIVERY DETAILS

Description	Quantity	Unit Cost	GST	Total
Property valuation as per email quote dated 8/3/23 Lots 162/165 5-13 South TCE, Wirrabara	1.00	1,500.00	150.00	1,650.00
Property valuation as per email quote dated 8/3/23 Lots 102 & 103 FP209564 28-30 Stuart St, Melrose	1.00	1,500.00	150.00	1,650.00

TOTAL GST Inc \$3,300.00

Purchase Order Memo:

J Kelleher, Director Community & Corporate
Authorising Officer

**Please ensure all Invoices quote the
Order Number**

Created by: Jacqui Kelleher

Our Terms & Conditions are located at
<https://www.mtr.sa.gov.au/documents/terms-and-conditions>

APPENDIX 2.0

Certificate of Title Register Search and Title Plan



Product	Register Search (CT 5434/307)
Date/Time	16/03/2023 10:15AM
Customer Reference	DCMR S Johnson
Order ID	20230316001984



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5434 Folio 307

Parent Title(s)	CT 4330/615		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	14/07/1997	Edition	1 Edition Issued 14/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE DISTRICT COUNCIL OF MOUNT REMARKABLE
OF PO BOX 94 MELROSE SA 5483

Description of Land

ALLOTMENT 162 TOWN OF WIRABARA
HUNDRED OF APPILA

Easements

NIL

Schedule of Dealings

NIL

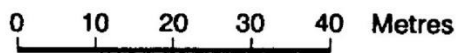
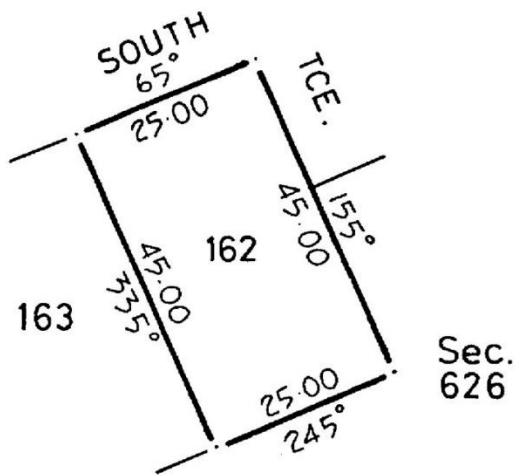
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5434/307)
16/03/2023 10:15AM
DCMR S Johnson
20230316001984





Product Register Search (CT 5434/308)
Date/Time 16/03/2023 10:16AM
Customer Reference DCMR S Johnson
Order ID 20230316002007



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5434 Folio 308

Parent Title(s) CT 4330/616
Creating Dealing(s) CONVERTED TITLE
Title Issued 14/07/1997 **Edition** 1 **Edition Issued** 14/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE DISTRICT COUNCIL OF MOUNT REMARKABLE
OF PO BOX 94 MELROSE SA 5483

Description of Land

ALLOTMENT 163 TOWN OF WIRABARA
HUNDRED OF APPILA

Easements

NIL

Schedule of Dealings

NIL

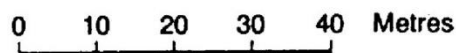
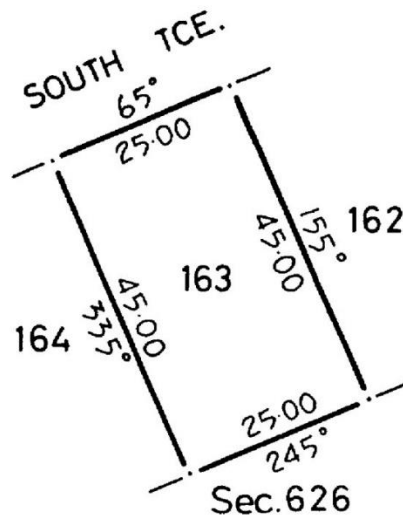
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5434/308)
16/03/2023 10:16AM
DCMR S Johnson
20230316002007





Product Register Search (CT 5434/309)
Date/Time 16/03/2023 10:17AM
Customer Reference DCMR S Johnson
Order ID 20230316002011



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5434 Folio 309

Parent Title(s) CT 4330/617
Creating Dealing(s) CONVERTED TITLE
Title Issued 14/07/1997 **Edition** 1 **Edition Issued** 14/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE DISTRICT COUNCIL OF MOUNT REMARKABLE
OF PO BOX 94 MELROSE SA 5483

Description of Land

ALLOTMENT 164 TOWN OF WIRRABARA
HUNDRED OF APPILA

Easements

NIL

Schedule of Dealings

NIL

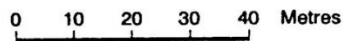
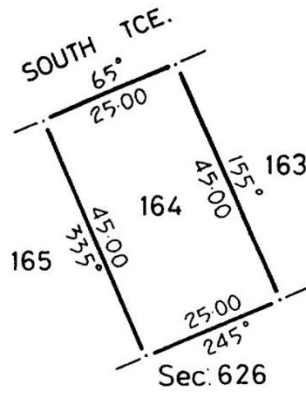
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5434/309)
16/03/2023 10:17AM
DCMR S Johnson
20230316002011





Product	Register Search (CT 5434/310)
Date/Time	16/03/2023 10:17AM
Customer Reference	DCMR S Johnson
Order ID	20230316002022



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5434 Folio 310

Parent Title(s)	CT 4330/618		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	14/07/1997	Edition	1
		Edition Issued	14/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE DISTRICT COUNCIL OF MOUNT REMARKABLE
OF PO BOX 94 MELROSE SA 5483

Description of Land

ALLOTMENT 165 TOWN OF WIRRABARA
HUNDRED OF APPILA

Easements

NIL

Schedule of Dealings

NIL

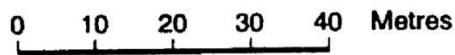
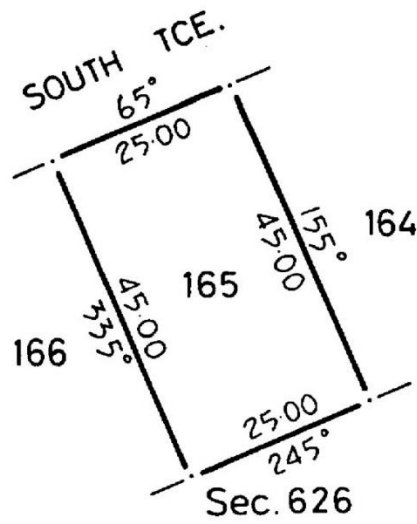
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5434/310)
16/03/2023 10:17AM
DCMR S Johnson
20230316002022





Product Register Search (CT 5434/311)
Date/Time 16/03/2023 10:18AM
Customer Reference DCMR S Johnson
Order ID 20230316002027



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5434 Folio 311

Parent Title(s) CT 4330/619
Creating Dealing(s) CONVERTED TITLE
Title Issued 14/07/1997 **Edition** 1 **Edition Issued** 14/07/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE DISTRICT COUNCIL OF MOUNT REMARKABLE
OF PO BOX 94 MELROSE SA 5483

Description of Land

ALLOTMENT 166 TOWN OF WIRABARA
HUNDRED OF APPILA

Easements

NIL

Schedule of Dealings

NIL

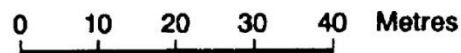
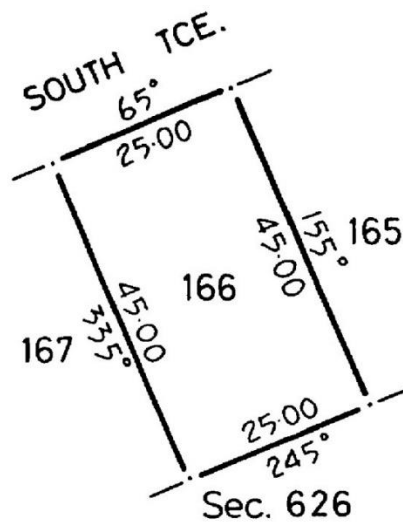
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5434/311)
16/03/2023 10:18AM
DCMR S Johnson
20230316002027



APPENDIX 3.0

Plan SA Zoning Constraints and Map

Policy24 **P&D Code (in effect) Version 2023.4 16/03/2023**

5-13 SOUTH TCE WIRBARARA SA 5481

Address: [Click to view a detailed interactive SALES in SAILLS](#)

To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Zone Township

Overlay Hazards (Bushfire - Urban Interface)
Hazards (Flooding - Evidence Required)
Native Vegetation

Local Variation (TNV) Minimum Site Area (*Minimum site area is 800 sqm*)

Development Pathways

■ Township

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building work on railway land
- Carport
- Internal building work
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool
- Temporary public service depot
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Advertisement
- Ancillary accommodation
- Carport
- Consulting room
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Land division
- Office
- Outbuilding
- Replacement building
- Semi-detached dwelling
- Temporary accommodation in an area affected by bushfire
- Verandah

Policy24 **P&D Code (in effect) Version 2023.4 16/03/2023**

3. Code Assessed - Performance Assessed
 Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.
- Advertisement
 - Ancillary accommodation
 - Carport
 - Consulting room
 - Demolition
 - Detached dwelling
 - Dwelling addition
 - Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
 - Fence
 - Land division
 - Light industry
 - Office
 - Outbuilding
 - Retaining wall
 - Semi-detached dwelling
 - Shop
 - Store
 - Tree-damaging activity
 - Verandah
 - Warehouse
4. Impact Assessed - Restricted
 Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Township Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.
DO 2	Development contributes to and enhances streetscapes and the settlement patterns comprising the township.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 A range of development types that complement local built form and the surrounding township context.	DTS/DPF 1.1 Development comprises one or more of the following uses: (a) advertisement (b) carport (c) consulting room (d) detached dwelling (e) dwelling addition (f) light industry (g) office (h) outbuilding (i) semi-detached dwelling (j) shop (k) tourist accommodation (l) verandah (m) warehouse

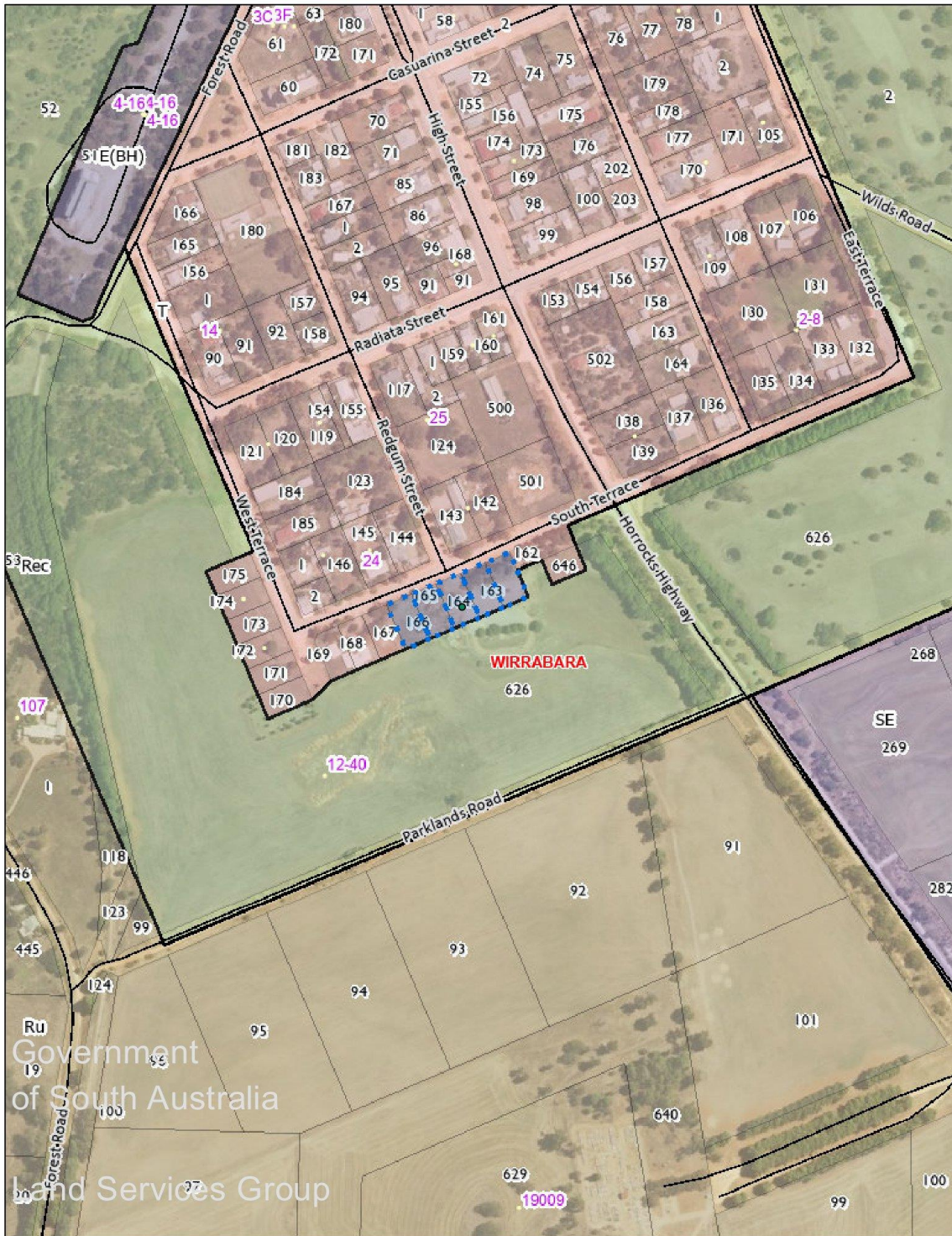
Policy24	P&D Code (in effect) Version 2023.4 16/03/2023
PO 1.2 Small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and visitors.	DTS/DPF 1.2 Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m ² in gross leasable floor area.
PO 1.3 Small-scale light industry and warehousing activities that supply a local service to the community and business activities.	DTS/DPF 1.3 The gross leasable floor area of a building plus any outdoor space used for a light industry, warehouse or store (or any combination thereof) does not exceed 250m ² .
PO 1.4 Small-scale tourist accommodation that supports the visiting public and holiday makers.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development of a business, commercial or light industrial nature is grouped together or in close proximity to establish identifiable service centres or reinforce traditional main streets.	DTS/DPF 1.5 Development is located adjacent to a site containing an existing non-residential use with the same primary street frontage.
Built Form and Character	
PO 2.1 Buildings are of a scale and design to complement the surrounding built form, streetscape and character.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings contribute to a low-rise character and complement the height of nearby buildings.	DTS/DPF 2.2 Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.
PO 2.3 Buildings are set back from the primary street boundary to complement the existing streetscape character.	DTS/DPF 2.3 Buildings are no closer to the primary street boundary than: (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building or (b) 6m if no building exists on an adjoining site with the same primary street frontage.
PO 2.4 Buildings are set back from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the locality.	DTS/DPF 2.4 Buildings are no closer than 900mm to the secondary street boundary.
PO 2.5 Dwellings are set back from rear boundaries to provide: (a) access to natural light and ventilation for neighbours (b) open space recreational opportunities (c) space for landscaping and vegetation.	DTS/DPF 2.5 Dwellings are no closer to the rear boundary of the site than: (a) 4m for the ground floor of a building (b) 6m for the upper floor of a building.
PO 2.6 Buildings are set back from side boundaries to: (a) establish separation between buildings to complement the established character within a locality (b) provide access to natural light and ventilation for neighbours.	DTS/DPF 2.6 Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
PO 2.7 Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation.	DTS/DPF 2.7 For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary: (a) does not exceed 3m in height from the top of the footings (b) does not exceed 8m in length (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary (d) is set back at least 3 metres from any existing or proposed boundary walls.
Site Dimensions and Land Division	
PO 3.1 Allotments for residential purposes are of a suitable size and dimension to contribute to a housing pattern consistent with the locality.	DTS/DPF 3.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following:

Policy24	P&D Code (in effect) Version 2023.4 16/03/2023				
	<p>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <table border="1" data-bbox="820 353 1299 398"> <tr> <th>Minimum Site Area</th> </tr> <tr> <td>Minimum site area is 800 sqm</td> </tr> </table> <p>(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service site areas are not less than the greater of:</p> <ul style="list-style-type: none"> (i) 1200m² (ii) the following: <table border="1" data-bbox="820 510 1299 555"> <tr> <th>Minimum Site Area</th> </tr> <tr> <td>Minimum site area is 800 sqm</td> </tr> </table> <p>(c) site frontages are not less than 20m</p> <p>In relation to DTS/DPF 3.1, in instances where:</p> <ul style="list-style-type: none"> (d) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 3.1(a) (i.e. there is a blank field), then non are applicable and the relevant development cannot be classified as deemed-to-satisfy (f) no value is returned for DTS/DPF 3.1(b)(ii) (i.e. there is a blank field), the value for DTS/DPF 3.1(b)(ii) is zero. 	Minimum Site Area	Minimum site area is 800 sqm	Minimum Site Area	Minimum site area is 800 sqm
Minimum Site Area					
Minimum site area is 800 sqm					
Minimum Site Area					
Minimum site area is 800 sqm					
Advertisements					
<p>PO 4.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 4.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m² per side. 				
Concept Plans					
<p>PO 5.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 5.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met. 				

SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Date created:
March 23, 2023



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