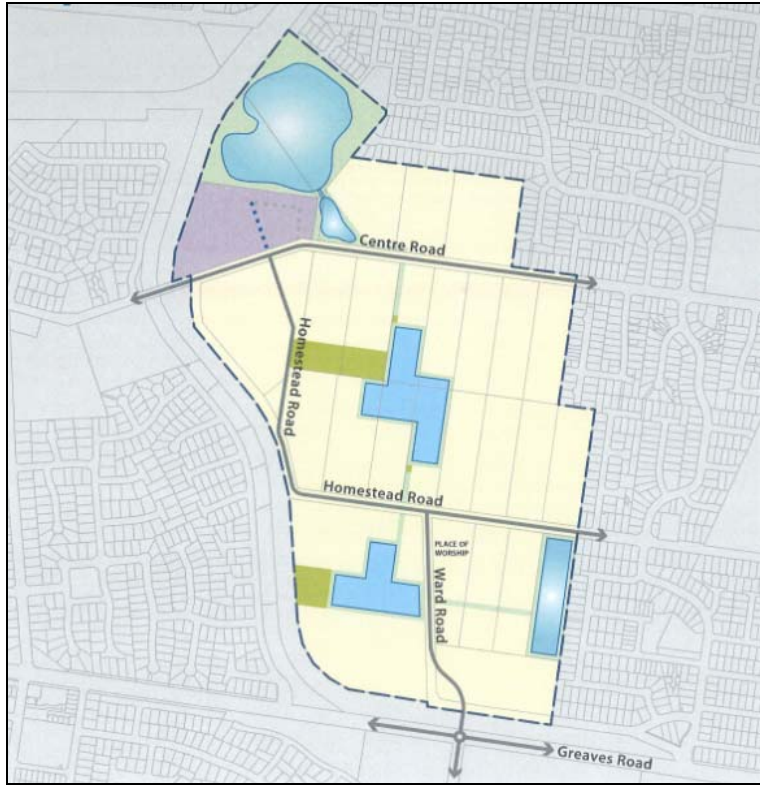




VALUATION REPORT.



Berwick Waterways Precinct Structure Plan

Prepared For
Metropolitan Planning Authority (MPA)

Date of Valuation - 2 May 2014

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EXECUTIVE SUMMARY.

Berwick Waterways Precinct Structure Plan

INSTRUCTIONS.

Client Instructions.

Melbourne Planning Authority
Level 29
35 Collins Street
MELBOURNE VIC 3000
(Alexandrea Malishev, Senior Precinct Structure Planner)

Date of Instruction - Our involvement in this matter has been based following meetings and discussions with Ms A Malishev and an original Request for Quotation between the MPA (formerly GAA) and Charter Keck Cramer dated 15 July 2010.

Refer to Assumptions / Qualifications - Terms of Reference.
Refer to Assumptions / Qualifications - Definition of Market Value.

Purpose.

To assess the fair market value of the land within the Berwick Waterways Precinct Structure Plan (PSP's) in order to provide an individual assessment per property and a calculated average broad hectare rate attributable to the land within the precincts for application of the Berwick Waterways Development Contributions Plan (DCP). This assessment provides that the land has appropriate approval for highest and best underlying use identified.

The values assessed in this instance have been concluded in accordance with the API definition of market value being:

"The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion."

Elements traditionally associated with compensation as described within the *Land Acquisition and Compensation Act 1986* including (but not limited to) severance, disturbance, enhancement/depreciation and special value do not form part of the assessed values.

The assessments of the individual holdings have been concluded from an external inspection and publicly available information relating to the development potential of each holding. Detailed development potential for each holding has not been provided at the time of valuation.

Prepared By.

Thomson Maloney & Partners Pty. Ltd.
T/A Charter Keck Cramer

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Charter Keck Cramer Reference.

107162:J020358:CP:NM/JM

H:\CLAUDIO PETROCCO\BERWICK WATERWAYS PSP - R1.DOC

Liability limited by a scheme approved under Professional Standards Legislation.

PROPERTY.

Description.

The Berwick Waterways Precinct Structure Plan is identified on the map below:



SOURCE - Metropolitan Planning Authority

It comprises 29 land holdings, bound by Greaves Road to the south and traversed by Ward Road within the southern portion intersecting with Homestead Road which also traverses the property in an east-west direction extending in a northerly direction and intersecting with Centre Road. Centre Road itself is fully sealed and extends through the property in an east-west direction, providing further access to the surrounding adjoining residential estates. The surrounding area comprises a built up residential area.

We understand the Berwick Waterways Precinct Structure Plan is still in progress although it has been identified primarily for future “Residential” development land and one portion as “Local Town Centre”. It comprises a total area of 79.52 ha., which we have reduced by our calculations to a developable area in the “before” scenario to 60.58 ha. and in the “after” 58.05 ha.

VALUATION DETAILS.

Date of Inspection.

We have inspected the subject property on a number of occasions with the most recent inspection being the 2 May 2014.

Date of Valuation.

2 May 2014.

Refer to Assumptions / Qualifications - Date of Valuation.

Valuation Methodology.

In accordance with your instructions, we have applied an individual assessment to each property in accordance with areas provided. Our assessment has been calculated in the “before” and “after” scenarios as “Residential” land (say *Residential Growth* and/or *General Residential*) and one parcel as “Local town Centre”.

Valuation Summary.

In arriving at our assessment of value, we have assessed the value of the individual parent holdings on the direct comparison approach, having regard to the sales of land released in the south-eastern growth corridor, those identified as “infill” holdings and those in varying but comparable locations. Furthermore, we have also had regard to market considerations and the associated positive and negative attributes. Accordingly, we have adopted value rates derived by the interpolation of determined rates to apply to the gross developable area of the parent holdings. In each instance, we have applied value to the gross developable areas which in both the “before” and “after” scenarios excludes “Encumbered Open Space”. This was identified as “Existing Melbourne Water Retarding Basin” and “Proposed Waterways”. In the “after” scenario the areas were adjusted to also exclude proposed road reserves and the area set aside for Local Parks (passive open space). The value expressed as a rate per hectare [exclusive of Goods and Service Tax (GST)] for each proposed use is as follows:

“Before Value”

- Based on *Residential Growth* and/or *General Residential* (RGZ1 and GRZ).
- Gross developable area (excludes Encumbered Open Space).

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 1	5.59	RLZ2	RGZ1 / GRZ	0.00	-	-
Property 2	2.90	RLZ2	RGZ1 / GRZ	0.00	-	-
Property 3 Centre Road	3.00	RLZ2	RGZ1 / GRZ	2.28	\$1,600,000	\$3,648,000
Property 4 Centre Road	2.00	RLZ2	RGZ1 / GRZ	1.97	\$1,650,000	\$3,250,500
Property 5 Centre Road	2.85	RLZ2	RGZ1 / GRZ	2.85	\$1,600,000	\$4,560,000

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 6 Homestead Road	4.95	RLZ2	RGZ1 / GRZ	4.95	\$1,500,000	\$7,425,000
Property 7 Homestead Road	2.58	RLZ2	RGZ1 / GRZ	2.58	\$1,625,000	\$4,192,500
Property 8 Homestead Road	10.81	RLZ2	RGZ1 / GRZ	8.35	\$1,000,000	\$8,350,000
Property 9 s/e cnr Homestead & Centre Roads	2.45	RLZ2	RGZ1 / GRZ	2.45	\$1,625,000	\$3,981,250
Property 10 Centre Road	2.45	RLZ2	RGZ1 / GRZ	2.45	\$1,625,000	\$3,981,250
Property 11 Centre Road	1.95	RLZ2	RGZ1 / GRZ	.85	\$1,800,000	\$1,530,750
Property 12 Centre Road	1.94	RLZ2	RGZ1 / GRZ	1.72	\$1,650,000	\$2,838,000
Property 13 Centre Road	1.94	RLZ2	RGZ1 / GRZ	1.94	\$1,650,000	\$3,201,000
Property 14 Centre Road	2.06	RLZ2	RGZ1 / GRZ	2.06	\$1,650,000	\$3,399,000
Property 15 Centre Road	2.04	RLZ2	RGZ1 / GRZ	2.04	\$1,650,000	\$3,366,000
Property 16 Homestead Road	2.57	RLZ2	RGZ1 / GRZ	2.14	\$1,650,000	\$3,531,000
Property 17 Homestead Road	1.94	RLZ2	RGZ1 / GRZ	.26	\$3,750,000	\$975,000
Property 18 Homestead Road	1.92	RLZ2	RGZ1 / GRZ	.54	\$2,750,000	\$1,485,000
Property 19 Homestead Road	1.93	RLZ2	RGZ1 / GRZ	1.93	\$1,650,000	\$3,184,000
Property 20 Homestead Road	2.04	RLZ2	RGZ1 / GRZ	2.04	\$1,650,000	\$3,366,000
Property 21 Homestead Road	2.03	RLZ2	RGZ1 / GRZ	2.03	\$1,650,000	\$3,349,500
Property 22 Homestead Road	2.05	RLZ2	RGZ1 / GRZ	2.05	\$1,650,000	\$3,382,500
Property 23 s/e cnr Homestead & Centre Roads	2.00	RLZ2	RGZ1 / GRZ	1.92	\$1,650,000	\$3,168,000
Property 24 Homestead Road	2.00	RLZ2	RGZ1 / GRZ	1.91	\$1,650,000	\$3,151,500
Property 25 Homestead Road	2.00	RLZ2	RGZ1 / GRZ	1.91	\$1,650,000	\$3,151,500
Property 26 Ward Rd (Greaves Road - Service)	3.16	RLZ2	RGZ1 / GRZ	3.16	\$1,600,000	\$5,056,000
Property 27 Centre Road (opp. Homestead Road)	4.20	RLZ2	Local Town Centre	4.20	\$2,500,000	\$10,500,000
Property 28 Centre Road	0.15	RLZ2	RGZ1 / GRZ	0.00	-	-
Property 29 Homestead Road	2.02	RLZ2	RGZ1 / GRZ	0.00	-	-
Sub Total	79.52			60.58	\$1,618,075	\$98,023,000

“After Value”

- Based on *Residential Growth (RGZ1 and GRZ)*.
- Gross developable area (excludes encumbered open space, future road reserves and passive open space).

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 1	5.59	RLZ2	RGZ1/GRZ	0.00		-
Property 2	2.90	RLZ2	RGZ1/GRZ	0.00	-	-
Property 3 Centre Road	3.00	RLZ2	RGZ1/GRZ	2.28	\$1,600,000	\$3,648,000
Property 4 Centre Road	2.00	RLZ2	RGZ1/GRZ	1.97	\$1,650,000	\$3,250,500
Property 5 Centre Road	2.85	RLZ2	RGZ1/GRZ	2.85	\$1,600,000	\$4,560,000
Property 6 Homestead Road	4.95	RLZ2	RGZ1/GRZ	4.917	\$1,500,000	\$7,375,500
Property 7 Homestead Road	2.58	RLZ2	RGZ1/GRZ	2.58	\$1,625,000	\$4,192,500
Property 8 Homestead Road	10.81	RLZ2	RGZ1/GRZ	8.35	\$1,000,000	\$8,350,000
Property 9 s/e cnr Homestead & Centre Roads	2.45	RLZ2	RGZ1/GRZ	1.38	\$1,700,000	\$2,346,000
Property 10 Centre Road	2.45	RLZ2	RGZ1/GRZ	1.38	\$1,700,000	\$2,346,000
Property 11 Centre Road	1.95	RLZ2	RGZ1/GRZ	.83	\$1,800,000	\$1,494,000
Property 12 Centre Road	1.94	RLZ2	RGZ1/GRZ	1.72	\$1,650,000	\$2,838,000
Property 13 Centre Road	1.94	RLZ2	RGZ1/GRZ	1.94	\$1,650,000	\$3,201,000
Property 14 Centre Road	2.06	RLZ2	RGZ1/GRZ	2.06	\$1,650,000	\$3,399,000
Property 15 Centre Road	2.04	RLZ2	RGZ1/GRZ	2.04	\$1,650,000	\$3,366,000
Property 16 Homestead Road	2.57	RLZ2	RGZ1/GRZ	2.14	\$1,650,000	\$3,531,000
Property 17 Homestead Road	1.94	RLZ2	RGZ1/GRZ	.26	\$3,750,000	\$975,000
Property 18 Homestead Road	1.92	RLZ2	RGZ1/GRZ	.52	\$2,750,000	\$1,430,000
Property 19 Homestead Road	1.93	RLZ2	RGZ1/GRZ	1.93	\$1,650,000	\$3,184,500
Property 20 Homestead Road	2.04	RLZ2	RGZ1/GRZ	2.04	\$1,650,000	\$3,366,000
Property 21 Homestead Road	2.03	RLZ2	RGZ1/GRZ	2.03	\$1,650,000	\$3,349,500
Property 22 Homestead Road	2.05	RLZ2	RGZ1/GRZ	2.05	\$1,650,000	\$3,382,500
Property 23 s/e cnr Homestead & Centre Roads	2.00	RLZ2	RGZ1/GRZ	1.92	\$1,650,000	\$3,168,000
Property 24 Homestead Road	2.00	RLZ2	RGZ1/GRZ	1.91	\$1,650,000	\$3,151,500
Property 25 Homestead Road	2.00	RLZ2	RGZ1/GRZ	1.91	\$1,650,000	\$3,151,500
Property 26 Ward Rd (Greaves Road - Service)	3.16	RLZ2	RGZ1/GRZ	3.08	\$1,600,000	\$4,928,000

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 27 Centre Road (opp. Homestead Road)	4.20	RLZ2	Local Town Centre	3.967	\$2,500,000	\$9,917,500
Property 28 Centre Road	0.15	RLZ2	RGZ1/GRZ	0.00	-	-
Property 29 Homestead Road	2.02	RLZ2	RGZ1/GRZ	0.00	-	-
Sub Total	79.52			58.054	\$1,617,485	\$93,901,500

Critical Issues.

Our valuation has been completed on the following basis:

- The subject property relates to 29 parent parcels within the proposed Berwick Waterways Precinct Structure Plan which have been identified for proposed residential development.
- Areas have been derived from the proposed Berwick Waterways Precinct Structure Plan as prepared by the MPA.
- Underlying zones of the subject holding have been adopted from planning maps contained within the Department of Planning and Community Development (DPCD) website. Our valuation is provided on the basis the current adopted highest and best use accords with the zoning and overlay provisions being - *Residential* and one parcel as *Local Town Centre*.
- The parcels are considered to have future urban development potential in accordance with the PSP's, with existing improvements not being incorporated within our assessment.
- Land covered by "*Inundation Overlay*" has been assessed exclusive of this limitation on the basis that works to the subject site resolved this matter.
- Land within the Precinct Structure Plan is unaffected by Aboriginal or archaeological artefacts of significance.
- Land within the PSP is unaffected by unsupervised fill, soil and ground water contamination.
- Land referred to in the future Homestead Road Reserve and the future Ward Road Reserve has been included in our developable area as has the unencumbered public open space. We have however excluded the encumbered open space areas.
- There is no cost and/or adverse implications identified within the current and/or future Cultural Heritage Management Plans (CHMP's).
- The land is unaffected by flora and fauna issues. Our valuation does not reflect the area and/or cost of the required offset for the removal of any native vegetation.
- In accordance with our exclusion of encumbered open space, we have more specifically excluded all the land within proposed waterways/wetlands or retarding basins and all land within the Melbourne Water Retarding Basin/Hallam Valley.
- Our assessment of the land in the "Before" reflects the Berwick Waterways PSP which proposes *Residential* and *Local Town Centre*. The land in the "After" reflects a value which is also *Residential* but more specifically *Residential Growth Zone 1* where it is within 100 metres of the local town centre whilst other land is within a *General Residential Zone*. The primary difference being the developable land area.
- The assessments of the individual holdings have been concluded from an external inspection and publicly available information relating to the development potential of each holding.

- Services and facilities are available to the precinct including water, gas, electricity, telephone and mains sewer. However, costs associated with augmentation of services to the individual parcels are not known. The costs associated with extending services to the land are not reflected in our assessment of value.
- Our assessment does not reflect site specific costs such as fill, extension of services, design, external site specific costs, holding periods due to planning requirements and/or buffered land.
- Our assessment has been concluded on the basis the identified parent holdings are assessed as individual titles, with our assessment not reflecting current ownership patterns for the holdings.
- Our assessment has been provided on the basis the land is zoned appropriately and issued appropriate Town Planning approval for residential or employment use as identified.
- Our assessment of value has been concluded on the basis that services are extended to each parcel, having occurred in accordance with the PSP's and such infrastructure and services are reticulated within the PSP's area and can be augmented to service the proposed underlying uses.
- This assessment does not reflect works moratorium implemented by Casey City Council such as up front infrastructure works and provision of services prior to commencement of development.
- Our assessments reflect that the Growth Areas Infrastructure Contribution (GAIC) liability affects all properties within the precinct.
- Our assessments are exclusive of Goods and Services Tax (GST).

Disclaimer.

This Executive Summary should be read in conjunction with the balance of this report. The report has been prepared subject to various qualifications, disclaimers and assumptions detailed throughout the report and within the *Assumptions / Qualifications* section.

Refer to Assumptions / Qualifications - Third Party Disclaimer.

1. TITLE AND STATUTORY DETAILS.

Title Particulars.

We have not been provided any Title particulars nor has there been a requirement to undertake independent Title searches and therefore our assessment of value has been concluded on the basis that there are no easements or encumbrances of any adverse affect on value with regard to each of the individual 29 land holdings.

Our valuation is based on the assumption that each parcel is individually titled.

Our assessments do not reflect the current ownership of the holdings and are assessed on the basis that each parcel is within individual ownership.

Native Title.

There are no attributes observed that would identify the property as having co-existing or likely co-existing Native Title interests.

Refer to Assumptions / Qualifications - Native Title.

2. PLANNING CONSIDERATIONS.

Local Authority.

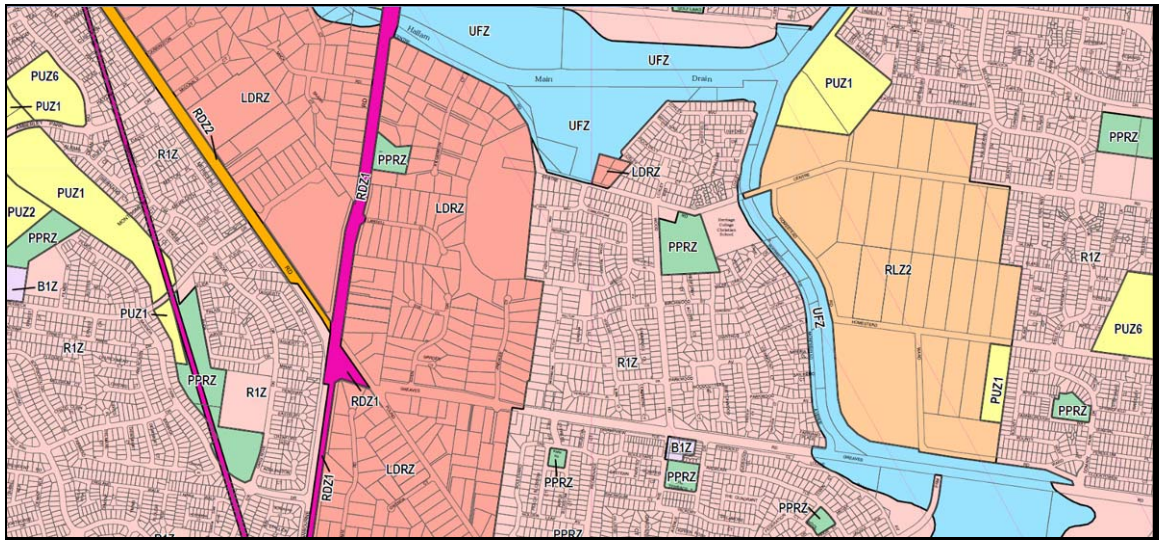
City of Casey.

Land Use Zoning and Development Controls.

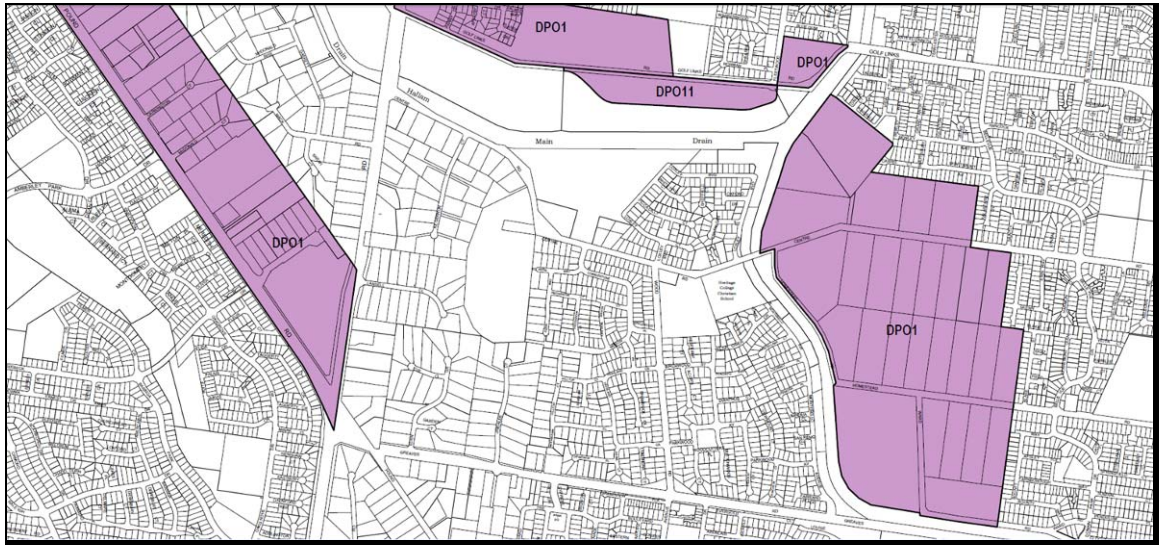
Pursuant to the provisions of the Casey Planning Scheme, the subject land is zoned as follows:

- *Rural Living Zone - Schedule 2.*
- *Development Plan Overlay - Schedule 1.*
- *Land Subject to Inundation Overlay (16 parcels along the eastern and northern portion of the subject).*
- *Public Use Zone 1.*

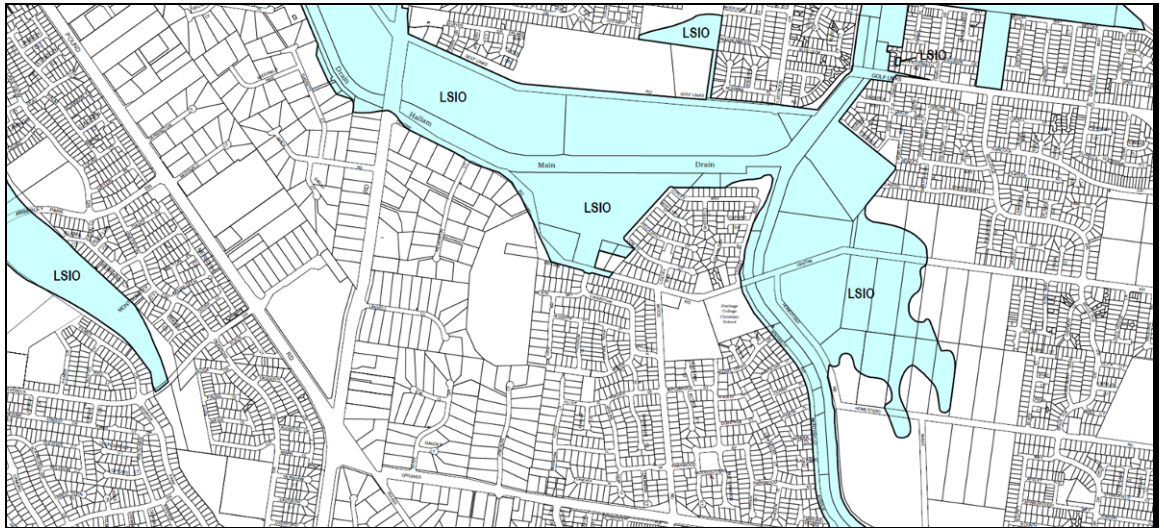
The respective zoning and overlay maps affecting the subject property are more particularly shown as follows:



SOURCE - www.dse.vic.gov.au/planningschemes [2013]



SOURCE - www.dse.vic.gov.au/planningschemes [2013]



SOURCE - www.dse.vic.gov.au/planningschemes [2013]

Our valuation has been completed on the basis the areas extent of encumbered land identified by the respective zoning and/or overlays have been identified within the land budget prepared by the MPA and there are no encumbrances identified within the zoning and/or overlay particulars which would impact upon the development potential of the subject holding or require extended holding periods to the planning or incur additional costs for development.

Specific to your instructions, the "Before Value" reflects the status of the subject in accordance with the Precinct Structure Plan where other than for one parcel, all the land is to reflect a residential consideration. More particularly with the following provisions:

- 100 metres of a local town centre - *Residential Growth Zone*.
- Any other land - *General Residential Zone*.

Refer to Assumptions / Qualifications - Land Use Zoning and Development Controls.

Current Use.

As at the date of our valuation, the subject land generally comprised vacant rural/residential land improved in part with dwellings, sheds and associated infrastructure.

Potential / Future Uses.

Pursuant to the Planning Scheme, the potential uses for the subject property may be summarised as those where a planning permit is not required (Section 1 of the Planning Scheme) and those where a planning permit is required (Section 2 of the Planning Scheme). Those uses noted under Section 3 (prohibited) are not considered to place any undue restriction upon the future use or development of the site. We refer you to the ordinances provided as an annexure to this report with respect to the allowable and prohibited uses.

In undertaking our assessment of value of the subject parcel in the “Before” and “After” scenarios, our assessment has been in accordance with the Berwick Waterways Proposed Precinct Structure Plan which identifies the majority of the subject land as being a Residential area but in addition to a portion which is referred to as a Local Town Centre. Our assessment in both the Before and After scenario is reflective of the highest and best use of the individual serviced parcels in accordance with their proposed zoning scenarios as identified within the Precinct Structure Plan.

The highest and best use of the individual holdings is summarised within the *Scope of Development - Highest and Best Use* section of this report.

3. LAND AND LOCALITY DESCRIPTION.

Site Description.

The proposed Berwick Waterways Precinct Structure Plan refers to 29 holdings. It is generally identified by Greaves Road to the south, a built up residential precinct to its east, the Montebello Boulevard along its west with an associated Drainage Reserve which also extends along this boundary with the adjacent residential subdivision and a further built up residential area to the north generally bound by Shaftsbury Avenue and Cashel Court.

The subject precinct in the “After” is more particularly identified below:



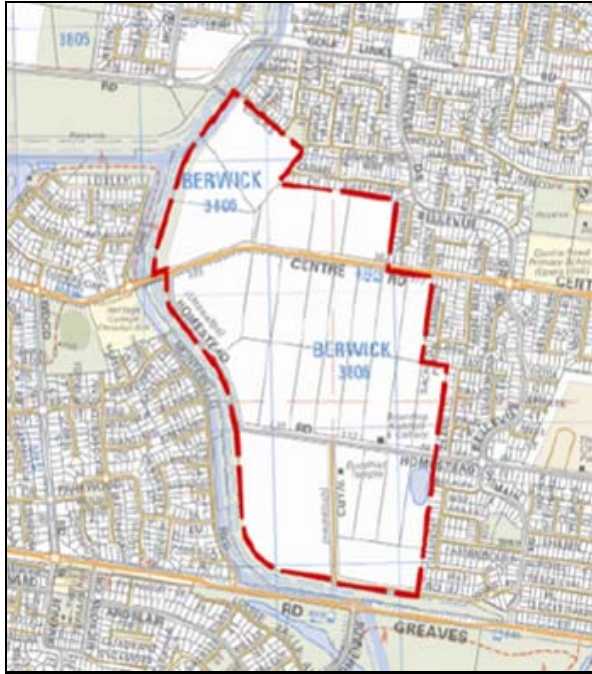
SOURCE - www.land.vic.gov.au [2013]

Locality and Surrounding Development.

Within the Municipality of Casey, in the area known as Berwick, Postcode 3806, the subject area is located approximately 40 kilometres south-east of the Melbourne Central Business District (CBD), as shown on the attached locality plan.

Within the immediate surrounding area of Berwick, the subject comprises a predominantly built up residential location. In this regard we note that the surrounds are recently subdivided residential estates whilst being within proximity of complimentary services which are favourable for residential occupation. In this regard we note that the southern portion of the subject estate is within approximately 1 kilometre of the Eden Rise Village Shopping Centre, whilst the Casey Central Shopping Centre is approximately 2 kilometres south-west and the Fountain Gate Shopping Centre approximately 3 kilometres north-west. In addition it is also within proximity of various educational facilities as we note the Monash University Campus in Berwick approximately 1 kilometre north-east as is the adjacent Chisholm Berwick TAFE Campus which is a similar distance to the north-east. Furthermore we note that there are various primary and secondary schools within proximity both of a private and public nature and in this regard we make reference to the Berwick Fields Primary School on Centre Road, the Fleetwood Primary School within Narre Warren to the north of the subject in addition to the Kambrya College and Brentwood Park Primary School both approximately 1 kilometre to the east. Furthermore the property is surrounded by a network of primary and local arterial roads as we note convenient accessibility to Clyde Road to the east, Narre Warren-Cranbourne Road to the west and the Princes Highway interchange with Clyde Road. In addition the locality is also serviced by a network of public transport as we note a public bus service along surrounding arterials in addition to the proximity of the Berwick railway station which is approximately 1.5 kilometres north-east.

The subject location is identified below:



SOURCE - Melbourne on CD, Version 6.2 Std.

Refer to Assumptions / Qualifications - Land Description and Site Identification.

Road System and Access.

Arterial access in proximity to the subject comprises the following:

- Clyde Road to the east.
- Narre Warren and Cranbourne Roads to the west.
- Princes Freeway/Clyde Road intersection approximately 1 kilometre north-east.

Public transport is also provided by way of the following:

- Berwick railway station approximately 1.5 kilometres north-east
- Surrounding arterials comprise local bus services along both primary arterials and local access roads.

Services and Amenities.

We have provided our value of the property "As Is" in accordance with existing services and facilities which are assumed to be readily available to the respective parcels. In terms of the "After" value, we have assessed a value which is reflective of services and amenities which will be readily available to the subject lots in accordance with normal costs of servicing.

More specifically our assessment is provided on the basis that infrastructure (services) is extended to each parcel in accordance with the proposed Berwick Waterways Precinct Structure Plan. Costs associated with the augmentation of services to the individual parcels are not reflected within our assessment of value.

Environmental Statement.

We have perused the Environment Protection Authority's (EPA's) current Priority Sites Register and can confirm the subject site is not listed.

Perusal of the current list of *Issued Certificates and Statements of Environmental Audit* discloses that the subject area is not listed and further more we note that the locality is not subject to an *Environmental Audit Overlay*.

In summary a visual site inspection does not reveal any obvious signs of pollution or contamination. We do however note the existence of what appears to be a commercial flower operation/nursery within the southern portion of the Centre Road component that traverses the subject property and as a consequence we acknowledge that there is the potential for pesticides and associated chemicals that may have been utilised within this area. Nevertheless we are not experts in the detection or quantification of environmental problems and we have not carried out a detailed environmental investigation nor have we been provided any formal environmental reports. Therefore this valuation and our report are made subject to there being no actual or potential contamination issues or environmental hazards including surface or sub surface problems including stability, toxic or hazardous waste or building material hazard issues affecting:

- The existing or potential use of the property.
- The value or marketability of the property.
- The site.

Verification that the property is free from contamination or environmental hazards and has not been affected by pollutants of any kind may be obtained from a suitably qualified environmental expert. Should subsequent investigation show that the site is contaminated or has environmental hazards this valuation and report may require revision. The right is reserved to review, and if necessary, vary the valuation figure if any contamination or other environmental hazard is found to exist.

Archaeological Considerations.

We have not been *Aboriginal Cultural Heritage Assessments*. We do however note from our perusal of the respective Planning Scheme that all of the sites are either covered in their entirety or portions by "Areas of Aboriginal Cultural Heritage Sensitivity".

In the absence of any formal advice in this regard, we advise that our assessment is on the basis that there are no areas of cultural significance that would otherwise be deducted from the developable area of individual parcels. Should this not be the case, then this report should be referred back to us for further comment and possible amendment.

Flora and Fauna Considerations.

We have not been provided a *Biodiversity Assessment* for the proposed Berwick Waterways Precinct Structure Plan. We therefore advise that our assessment is formed on the basis that any remnant vegetation or flora has been deducted from the developable area of individual parcels by way of encumbered land uses within the land use budget. Should this not be the case or any problem be known or arise, the matter should be referred back to us for further comment and possible amendment.

4. SCOPE OF THE DEVELOPMENT.

Precinct Structure Plan (PSP's).

Berwick Waterways.

This comprises 29 individual holdings with a total gross area of 79.52 ha. We have adjusted this total area for encumbered open space comprising Melbourne Water Retarding Basin/Hallam Valley and the proposed waterway corridor/wetlands/retarding basin which reduces to a total gross developable area of 61.49 ha. We have further adjusted this in the “After” scenario for the proposed Road Reserves which further reduces the developable area to 60.28 ha.

The land is currently zoned *Rural Living 2* and in accordance with our instructions we have been advised that we are to assess the “Before” as per the Berwick Waterways PSP therefore as though Residential and part Local Town Centre.

We have also been advised that the “After” basis is also in accordance with the Berwick Waterways Precinct Structure Plan. In both instances this is as 29 allotments less adjustments for their encumbrances in a residential capacity. In addition we note that Lot 27 is referred to as a “Local Town Centre” and this has therefore been viewed in a business/commercial capacity.

More particularly the Berwick Waterways Precinct Structure Plan below identifies those “Encumbered Open Space” and proposed “Road Reserves” areas as shown below:



SOURCE - Metropolitan Planning Authority

A summary of the total areas within the precinct and developable land area adopted within our valuation is as follows:

Parent Area (ha.)	Berwick Waterway P.S.P.
Total Combined Area : 79.52	"Before" (excludes Encumbered Open Space) - 60.58 ha.
	"After" (excludes Encumbered Open Space, Passive Open Space and Road Reserve) - 58.05 ha.

Improvements/Description.

The subject area varies with sites which are primarily vacant land, those which include residential dwellings, a nursery with glasshouses, sheds, that which comprises secondary improvements and a Buddhist Temple. We also note that the land is primarily level with some undulation. More particularly it is identified as follows:



Greaves Road alignment with a northerly aspect



Centre Road in a westerly direction



Homestead Road in a southerly aspect from Centre Road



Homestead Road in a westerly direction from approximately Property 22 and 29

We advise that our assessments of the subject parcels are concluded as land value based on our brief with this basis relevant in the "Before" and "After" scenarios.

Highest and Best Use.

In accordance with the proposed Berwick Waterways Precinct Structure Plan the parent holdings are proposed to yield primarily residential development (conventional density) and will also provide for retail/commercial in relation to a local town centre with associated passive open space. Therefore, in assessing value, we have considered the highest and best use of the parcels to reflect a primary residential use but with some business/commercial orientation.

5. MARKET CONSIDERATIONS.

Market Commentary.

International Economic Outlook.

Global Growth Conditions.

Global economic prospects continue to stabilise with continued proactive support from central banks. Global growth has benefited more recently from an improvement and expansion in industrial growth from advanced economies, which signals an emergence of rebalancing in global growth. Emerging markets remain the main driver of global growth, with advanced economic growth largely underpinned by generous monetary policy.

- The latest global growth forecasts from the International Monetary Fund (IMF) - April 2013 anticipated growth will improve through 2013, however this upturn is likely to be more gradual than previously assessed (January 2013).
- The global economy is forecast to grow +3.3% through 2013, driven mainly by emerging economies. Structural impediments constraining growth in developed nations remain (+1.2% growth forecast through 2013), while developing nations are anticipated to grow by +5.3%.

Eurozone.

- The Eurozone experienced growth in the June quarter for the first time in nearly two years.
- Growth was largely lead by the traditional generators of Eurozone growth (Germany and France), while downside risk remains in Italy and Spain have moderated from 2011 - 2012.
- Economic conditions have improved, but continued stimulatory policy intervention will still be required for the foreseeable future with continued challenges from instituting policy in such a fragmented economic structure.

United States of America (USA).

- Growth prospects remain positive with greater stability being reflected within improving property and labour markets (albeit marginally).
- Major implications remain surrounding the continued discourse of the Federal Reserve monetary policy, with foreign capital reinvestment poised for its asset purchase programs eventual unwinding. Although not expected until at least 2015, initiation of a tapering program is anticipated prior to the end of 2013.

Asia.

- China has stabilised in 2013 following softer conditions through 2012 due to fiscal investment programs, especially in infrastructure and real estate, and is expected to achieve its planned growth rate of +7.5%.
- Japan has remained buoyant on the back of large scale fiscal and monetary policy expansions introduced to spur the economy.

Australian Economic Outlook.

Australian economic conditions remain benign, with growth remaining below trend for the June quarter (+0.5%). Both businesses and consumers remain cautious, although reduced political uncertainty is a positive to the economy. Growth is anticipated to remain below trend through the remainder of 2013 before lifting modestly in 2014. The Reserve Bank of Australia (RBA) left the cash rate unchanged at 2.5% in September following its 25 basis reduction in August and retains scope to move in the event of changed global economic policy circumstances.

Resource Economy.

- The Australian economy is in transition with resource sector investment expenditure anticipated to peak by the end of 2013.
- Although investment is diminishing, the industry will continue to contribute significantly to domestic GDP by an increase in exports as these assets become operational and move to the production phase.
- In light of concentrated investment spending in recent times, the RBA must structure a balanced transition away from resource investment driven growth to more traditional drivers (such as consumption spending) to maintain stable growth following the end of the resource boom.

Non- Resource Sectors.

- Lower interest rates and a softer Australian dollar are hoped to assist in facilitating this transition.
- Household saving rates remain elevated (at approximately 10% of disposable income) as aversion towards high debt levels persists and labour market conditions and expectations remain uncertain.
- Despite business confidence elevating recently, capital expenditure expectations within the non-mining sectors remains muted and will continue to limit a smooth transition away from resource led growth.
- A lower Australian dollar will continue to assist dollar-sensitive export industries including manufacturing, education and tourism.
- The current Australian dollar value is highly sensitive to current US federal policy, with observed volatility stemming from expectations of current policy unwinding as the future structure of the Federal Reserve Board.
- Labour market conditions continue to soften modestly with the unemployment rate at 5.8% in August 2013 having increased from 5.3% 12 months prior.

Cash Rate Outlook.

- Cash rate reductions take time to fully impact the real economy, with the RBA observing the continued impacts of the current easing policy stance (cash rate reduction of 225 basis points since late 2011).
- Global events (such as China's growth expectations and Federal Reserve monetary policy) will have a significant influence on the continued policy stance of the RBA, with some anticipating another 25 basis point reduction in 2013 (most likely the now almost traditional Cup Day reduction).

Victorian Economic Outlook.

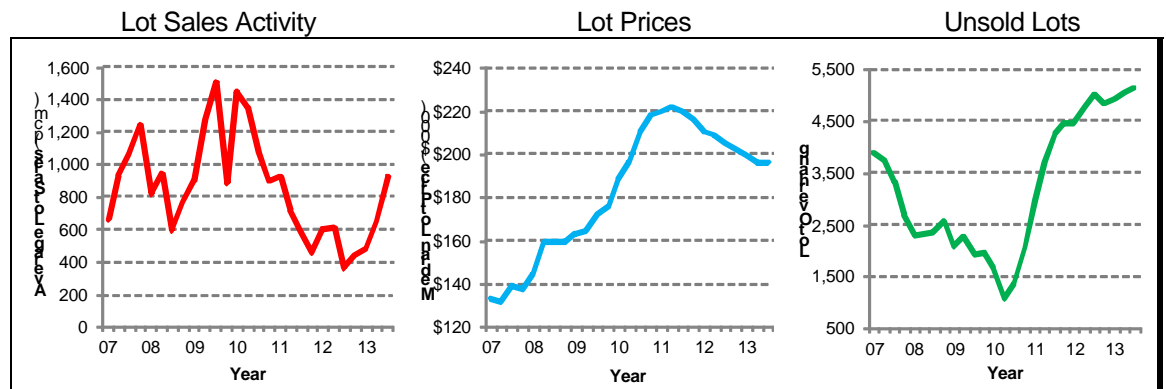
Victoria's economic conditions have been particularly impacted by the high Australian dollar, however its diversified and largely non-mining economic base will mitigate softer conditions following the end of resource boom.

- Gross State Product (GSP) was +1.5% through FY2012 and is forecast to achieve GSP of +2.3% in FY2013 and +2.8 in FY2014.
- The unemployment rate in August was recorded at 5.7%, having increased from 5.5% 12 months prior. The unemployment rate is anticipated to increase in the near term.
- The Victorian State Government remains the only State anticipated to deliver a fiscal surplus through the current financial year, prioritising the strengthening and repairing of the state balance sheet in the short term.
- This will be achieved through fiscal consolidation and a significant reduction in Government expenditure, limiting contributions to growth in the short term.

Residential Land Commentary.

The following market commentary is derived from results of the National Land Survey Program (NLSP) which is undertaken by ResearchFour in conjunction with Charter Keck Cramer. The NLSP monitors over 700 active greenfield residential estates across Australia in major capital cities and reports upon market performance on a quarterly basis. Further detail about land markets at localised levels is available on a subscription basis. Please refer to <http://www.charterkc.com.au/research/nlsp.aspx> for further information.

Metropolitan Melbourne Greenfield Market Indicators.



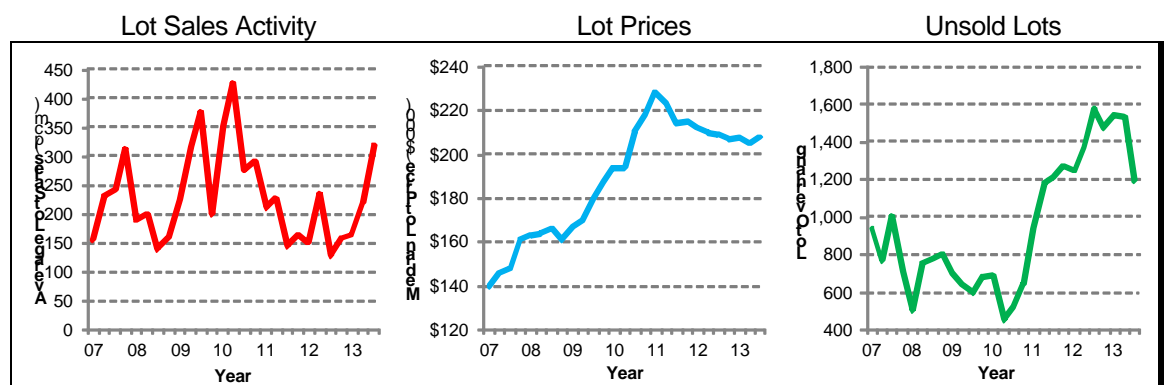
SOURCE - NLSP - ResearchFour, Charter Keck Cramer.

Key findings about Melbourne's greenfield residential land market in the September 2013 quarter include:

- There was a significant increase in lot sales recorded for the September 2013 quarter from the historic low level achieved in the September 2012 quarter. An average of 927 lot sales per calendar month were achieved in the September 2013 quarter, which represents a +42% increase over the quarter and 155% higher than that observed one year ago.
- The increase in (net) sales recorded during the last two quarters can be attributed primarily to the more stable housing market environment and further interest rate reductions occurring since late 2011.
- Melbourne achieved 23% of the national greenfield sales activity over the September 2013 quarter. This result remains lower than the shares of 40% - 50% achieved through 2008 - 2010.
- Melbourne's median lot price (gross prices, excluding incentives / rebates) for the September 2013 quarter was \$196,000, this was equivalent to the June 2013 quarter and has declined - 6% since September 2012.
- Average lot sizes have remained largely unchanged, recording a median lot size of 448 sq.m., having plateaued since March 2011.
- Stock overhang as at the end of the September 2013 quarter increased (+2%) from the previous quarter and remains near historic high observed through 2012. Current overhang is nearly 4.5 times the level seen in the 2009 - 2010 peak conditions.
- At the end of September 2013 there were enough lots on the market to satisfy the equivalent of five months of prevailing demand. This has declined from the peak overhang in September 2012 but increased significantly from 1 to 2 months through 2009 - 2010. A market with more than six months of trading stock can be considered imbalanced, which will generally place downward pressure on prices.

Melbourne's South-Eastern Growth Region.

The South-Eastern Region includes the Urban Growth Areas within the cities of Casey and Cardinia.



SOURCE - ResearchFour, Charter Keck Cramer.

Key findings relating to the South-East Region in the September 2013 quarter:

- There was an average of 320 lots sold per calendar month, a significant +46% increase compared to that observed in the June 2013 quarter. The September 2013 sales result represents a +150% increase in sales for the corresponding quarter in 2012.
- September 2013 quarter sales activity equated to 34% of metropolitan sales, which was equivalent to the previous quarter.
- The median lot price for the September quarter 2013 was \$208,000, which represents an increase of +2% from the previous quarter but a decline of -1% from September 2012. The South-Eastern median price was at a +6% premium to the metropolitan Melbourne median (\$196,000).
- The median lot area of 453 sq.m. increased slightly (+1%) to the June 2013 observation and has remained relatively constant since mid 2011.
- Stock overhang (1,195 lots) decreased significantly by -22% from the June quarter 2013 and was -24% lower than the corresponding period in 2012.

Changes to the Urban Growth Boundary (UGB).

The Victorian Government has announced adjustments to the UGB to extend the long term supply of residential and commercial land to provide at least 25 years supply. The announcement also included the compulsory implementation of proposed State Infrastructure Contributions (SIC's) for all growth areas.

The policy provides for the use of SIC's to manage the provision of infrastructure including:

- Public Transport.
- Environment (Net Gain).
- Community Facilities.

Prior to the announcement, local Development Contribution Plans (DCP's) incorporated categories including:

- Recreational Infrastructure.
- Road Infrastructure.
- Community Development.

The SIC's were proposed to be implemented within the growth areas. The SIC is in addition to DCP's charged by Council. This proposed regime was replaced with the introduction of the *Planning and Environment Amendment (Growth Areas Infrastructure Contribution) Act 2010*. The Act was assented 1 June 2010 with the Growth Areas Infrastructure Contribution (GAIC) applying to land greater than 10 hectares brought into the UGB after the 2009 investigation and charged at \$95,000 per hectare, whilst land brought into the UGB at November 2005 will be charged at \$80,000 per hectare. Land which was inside the UGB prior to November 2005 will be exempt from the GAIC.

As the property was included within the UGB after 2009, the parent holdings within the precinct will incur a GAIC liability commencing at \$95,000 per hectare.

Our valuation reflects the GAIC will be paid at development by the land owner.

Comparative Sales Evidence - Business/Commercial Land.

In assessing a value for the local town centre parcel, we acknowledge that whilst these land holdings are primarily reliant upon the development of the residential estates prior to their being any differential between this use and that of a residential consideration, in this instance we consider that the subject property is essentially within an infill area. Therefore, as a consequence the surrounding residential area provides for an existing customer base which we consider compliments the local town centre holding. Therefore in this instance we have had regard to other commercial/business sales of varying comparability which we summarise as follows:

Address	Area (ha.)	Sale Price / Date	Zoning	Indicated Rate (p.ha.)
Windermere Boulevard Pakenham	1.5043	\$6,600,000 October 2012	<i>Business 1 and Residential 1</i>	\$4,287,000
Corner Aitken Boulevard and James Mirams Drive Greenvale	2.397	\$5,761,429 February 2012	<i>Neighbourhood Activity Centre</i>	\$2,403,600
Part 195 Evans Road Cranbourne West	1.438	\$4,214,000 2011	<i>Urban Growth</i> Provision for retail	\$3,000,000
399 Narre Warren Road Cranbourne	1.195	\$3,100,000 October 2011	<i>Residential 1</i> Joins Springhill Shopping Centre	\$2,594,000
Selandra Rise Clyde North	1.76	\$5,281,200 October 2010	<i>Urban Growth</i> Subject to planning permit for supermarket	\$3,000,000
Lot VPS26282W Tarneit Gardens Activity Centre Tarneit Road Tarneit	5.142	\$12,400,000 February 2011	<i>Residential 1</i> Tarneit Gardens Neighbourhood Activity Centre Part <i>Business 1</i>	\$2,411,500

Comparative Sales Evidence - Residential.

In arriving at a value for the subject property in what is referred to as the "After" assessment, we have considered the Berwick Waterways Precinct Structure Plan which refers to the subject land in most instances as being residential. In this regard we have considered the sales of englobo residential development land both that which has been identified for future residential growth within growth corridors and that which already exists as *Residential* zoned land.

These sales are summarised as follows:

Address	Area (Hectares)	Sale Price / Date	Indicated Rate (Per Hectare)
1 Heather Grove Cranbourne East	1.67	\$1,200,000 June 2013	\$718,563
1970 South Gippsland Highway Devon Meadows	.91	\$588,000 June 2013	\$646,154
Lot C on PS709363L Henry Road Officer	2.675	\$4,480,000 July 2012	\$1,674.766
108-128 Soldiers Road Berwick	6.21	\$8,950,000 April 2012	\$1,441,224
65 Hardys Road Clyde North	14.62	\$10,250,000 (T) \$9,200,000 (CE) (Unconfirmed) January 2012	\$701,095 (T) \$629,275 (CE)
Aspect Estate Bridge Road Officer	1.13	\$2,100,000 March 2011	\$1,858,407
180 - 190 Dandenong-Hastings Road Lyndhurst	10.616	\$8,500,000 June 2013	\$718,563

(T) Terms (CE) Cash Equivalent (N) Net Developable Area

6. VALUATION RATIONALE.

Goods and Services Tax (GST) Implications.

Transactions of commercial properties and development land are subject to GST from 1 July 2000, at an amount equivalent to one eleventh (1/11th) of the sale price, for which it is the responsibility of the vendor to remit same to the Government. Accordingly, the vendor / notional vendor can only pass on the GST through a specific condition in the sale contract. Most contracts now include a clause that requires the purchaser to pay any GST on the basis that the purchaser is a registered business and entitled to a full input tax credit. This results in GST being a cash flow issue for the vendor only.

Our valuation is expressed exclusive of GST on this basis.

This valuation is based on the assumptions relating to GST set out above. If any of these assumptions are found to be incorrect, or if the party on whose instructions this valuation is provided wishes our valuation to be based on different assumptions, this valuation should be referred back to the Certified Practising Valuer for comment and, in appropriate cases, amendment.

Valuation - Broad Hectare, Per Property.

In arriving at our assessment of value, we have assessed the value of the individual parent holdings on the direct comparison approach, having regard to the sales of land released in the south-eastern growth corridor, those in more infill locations, market considerations and the associated positive and negative externalities. Accordingly, we have adopted value rates derived by the interpolation of determined rates to apply to the gross developable area of the parent holdings. In accordance with your specific instruction, we have expressed the value assessed as a value rate per hectare in accordance with the proposed uses. Subject to the assumptions and qualifications within this report, the average overall broad hectare value expressed as a rate per hectare [exclusive of Goods and Service Tax (GST)] for each proposed use is as follows:

"Before Value"

Proposed Use	No. of Properties	Total Developable Area (Hectares)	Total Assessed Value	Indicative Average Rate (Per Hectare)	Average Rate Per Property
Residential	24	56.38	\$87,523,000	\$1,552,376	\$ 3,646,791
Rounded Value, Say				\$1,552,000	\$ 3,645,000
Town Centre	1	4.2	\$10,500,000	\$2,500,000	\$10,500,000
Total	25	60.58	\$98,023,000	\$1,618,075	\$ 3,920,920
Rounded Value, Say				\$1,618,000	\$ 3,920,000

“After Value”

Proposed Use	No. of Properties	Total Developable Area (Hectares)	Total Assessed Value	Indicative Average Rate (Per Hectare)	Average Rate Per Property
Residential	24	54.08	\$83,984,000	\$1,552,757	\$ 3,499,333
Rounded Value, Say				\$1,553,000	\$ 3,500,000
Town Centre	1	3.967	\$ 9,917,500	\$2,500,000	\$ 9,917,500
Total	25	58.05	\$93,901,500	\$1,617,485	\$ 3,756,060
Rounded Value, Say				\$1,617,000	\$ 3,755,000

Valuation Methodology.

We have reported the respective average value rates p.ha. and per property in the table above, in accordance with your instructions we have assessed a “Before” value which reflects the proposed Berwick Waterways PSP primarily as *Residential* land and one parcel as *Local Town Centre*. It has been assessed on an individual property basis, excluding those areas affected by the encumbered open space. In the “After” scenario, we have also assessed a value on an individual property basis having regard to the Berwick Waterways Precinct Structure Plan which identifies all the respective parcels as Residential in addition to one being Town Centre. However, the developable area has been further refined and now excludes those areas affected by the proposed road reserves. More particularly our assessment on the two basis is summarised as follows:

“Before Value”

- Based on *Residential Growth* and/or *General Residential (RGZ1 and GRZ)*.
- Gross developable area (excludes Encumbered Open Space).

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 1	5.59	RLZ2	RGZ1 / GRZ	0.00	-	-
Property 2	2.90	RLZ2	RGZ1 / GRZ	0.00	-	-
Property 3 Centre Road	3.00	RLZ2	RGZ1 / GRZ	2.28	\$1,600,000	\$3,648,000
Property 4 Centre Road	2.00	RLZ2	RGZ1 / GRZ	1.97	\$1,650,000	\$3,250,500
Property 5 Centre Road	2.85	RLZ2	RGZ1 / GRZ	2.85	\$1,600,000	\$4,560,000
Property 6 Homestead Road	4.95	RLZ2	RGZ1 / GRZ	4.95	\$1,500,000	\$7,425,000
Property 7 Homestead Road	2.58	RLZ2	RGZ1 / GRZ	2.58	\$1,625,000	\$4,192,500
Property 8 Homestead Road	10.81	RLZ2	RGZ1 / GRZ	8.35	\$1,000,000	\$8,350,000
Property 9 s/e cnr Homestead & Centre Roads	2.45	RLZ2	RGZ1 / GRZ	2.45	\$1,625,000	\$3,981,250
Property 10 Centre Road	2.45	RLZ2	RGZ1 / GRZ	2.45	\$1,625,000	\$3,981,250
Property 11 Centre Road	1.95	RLZ2	RGZ1 / GRZ	.85	\$1,800,000	\$1,530,750
Property 12 Centre Road	1.94	RLZ2	RGZ1 / GRZ	1.72	\$1,650,000	\$2,838,000
Property 13 Centre Road	1.94	RLZ2	RGZ1 / GRZ	1.94	\$1,650,000	\$3,201,000

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 14 Centre Road	2.06	RLZ2	RGZ1 / GRZ	2.06	\$1,650,000	\$3,399,000
Property 15 Centre Road	2.04	RLZ2	RGZ1 / GRZ	2.04	\$1,650,000	\$3,366,000
Property 16 Homestead Road	2.57	RLZ2	RGZ1 / GRZ	2.14	\$1,650,000	\$3,531,000
Property 17 Homestead Road	1.94	RLZ2	RGZ1 / GRZ	.26	\$3,750,000	\$975,000
Property 18 Homestead Road	1.92	RLZ2	RGZ1 / GRZ	.54	\$2,750,000	\$1,485,000
Property 19 Homestead Road	1.93	RLZ2	RGZ1 / GRZ	1.93	\$1,650,000	\$3,184,000
Property 20 Homestead Road	2.04	RLZ2	RGZ1 / GRZ	2.04	\$1,650,000	\$3,366,000
Property 21 Homestead Road	2.03	RLZ2	RGZ1 / GRZ	2.03	\$1,650,000	\$3,349,500
Property 22 Homestead Road	2.05	RLZ2	RGZ1 / GRZ	2.05	\$1,650,000	\$3,382,500
Property 23 s/e cnr Homestead & Centre Roads	2.00	RLZ2	RGZ1 / GRZ	1.92	\$1,650,000	\$3,168,000
Property 24 Homestead Road	2.00	RLZ2	RGZ1 / GRZ	1.91	\$1,650,000	\$3,151,500
Property 25 Homestead Road	2.00	RLZ2	RGZ1 / GRZ	1.91	\$1,650,000	\$3,151,500
Property 26 Ward Rd (Greaves Road - Service)	3.16	RLZ2	RGZ1 / GRZ	3.16	\$1,600,000	\$5,056,000
Property 27 Centre Road (opp. Homestead Road)	4.20	RLZ2	Local Town Centre	4.20	\$2,500,000	\$10,500,000
Property 28 Centre Road	0.15	RLZ2	RGZ1 / GRZ	0.00	-	-
Property 29 Homestead Road	2.02	RLZ2	RGZ1 / GRZ	0.00	-	-
Sub Total	79.52			60.58	\$1,618,075	\$98,023,000

“After Value”

- Based on *Residential Growth (RGZ1 and GRZ)*.
- Gross developable area (excludes encumbered open space, future road reserves and passive open space).

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 1	5.59	RLZ2	RGZ1/GRZ	0.00		-
Property 2	2.90	RLZ2	RGZ1/GRZ	0.00	-	-
Property 3 Centre Road	3.00	RLZ2	RGZ1/GRZ	2.28	\$1,600,000	\$3,648,000
Property 4 Centre Road	2.00	RLZ2	RGZ1/GRZ	1.97	\$1,650,000	\$3,250,500
Property 5 Centre Road	2.85	RLZ2	RGZ1/GRZ	2.85	\$1,600,000	\$4,560,000
Property 6 Homestead Road	4.95	RLZ2	RGZ1/GRZ	4.917	\$1,500,000	\$7,375,500
Property 7 Homestead Road	2.58	RLZ2	RGZ1/GRZ	2.58	\$1,625,000	\$4,192,500

Property Number	Parent Area ha.	Zoning	Underlying Use	Developable Area ha.	Indicates Rate p.ha.	Assessed Value
Property 8 Homestead Road	10.81	RLZ2	RGZ1/GRZ	8.35	\$1,000,000	\$8,350,000
Property 9 s/e cnr Homestead & Centre Roads	2.45	RLZ2	RGZ1/GRZ	1.38	\$1,700,000	\$2,346,000
Property 10 Centre Road	2.45	RLZ2	RGZ1/GRZ	1.38	\$1,700,000	\$2,346,000
Property 11 Centre Road	1.95	RLZ2	RGZ1/GRZ	.83	\$1,800,000	\$1,494,000
Property 12 Centre Road	1.94	RLZ2	RGZ1/GRZ	1.72	\$1,650,000	\$2,838,000
Property 13 Centre Road	1.94	RLZ2	RGZ1/GRZ	1.94	\$1,650,000	\$3,201,000
Property 14 Centre Road	2.06	RLZ2	RGZ1/GRZ	2.06	\$1,650,000	\$3,399,000
Property 15 Centre Road	2.04	RLZ2	RGZ1/GRZ	2.04	\$1,650,000	\$3,366,000
Property 16 Homestead Road	2.57	RLZ2	RGZ1/GRZ	2.14	\$1,650,000	\$3,531,000
Property 17 Homestead Road	1.94	RLZ2	RGZ1/GRZ	.26	\$3,750,000	\$975,000
Property 18 Homestead Road	1.92	RLZ2	RGZ1/GRZ	.52	\$2,750,000	\$1,430,000
Property 19 Homestead Road	1.93	RLZ2	RGZ1/GRZ	1.93	\$1,650,000	\$3,184,500
Property 20 Homestead Road	2.04	RLZ2	RGZ1/GRZ	2.04	\$1,650,000	\$3,366,000
Property 21 Homestead Road	2.03	RLZ2	RGZ1/GRZ	2.03	\$1,650,000	\$3,349,500
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Property 24 Homestead Road	2.00	RLZ2	RGZ1/GRZ	1.91	\$1,650,000	\$3,151,500
Property 25 Homestead Road	2.00	RLZ2	RGZ1/GRZ	1.91	\$1,650,000	\$3,151,500
Property 26 Ward Rd (Greaves Road - Service)	3.16	RLZ2	RGZ1/GRZ	3.08	\$1,600,000	\$4,928,000
Property 27 Centre Road (opp. Homestead Road)	4.20	RLZ2	Local Town Centre	3.967	\$2,500,000	\$9,917,500
Property 28 Centre Road	0.15	RLZ2	RGZ1/GRZ	0.00	-	-
Property 29 Homestead Road	2.02	RLZ2	RGZ1/GRZ	0.00	-	-
Sub Total	79.52			58.054	\$1,617,485	\$93,901,500

7. VALUATION AND VALUATION COMPLIANCE STATEMENT.

Valuation.

Subject to the assumptions and qualifications contained within this report, we have expressed an individual assessment per property which is reported to a total cumulative amount (exclusive of GST) as follows:

"Before Value"

Proposed Use	No. of Properties	Total Developable Area (Hectares)	Total Assessed Value	Indicative Average Rate (Per Hectare)	Average Rate Per Property
Residential	24	56.38	\$87,523,000	\$1,552,376	\$ 3,646,791
Rounded Value, Say				\$1,552,000	\$ 3,645,000
Town Centre	1	4.2	\$10,500,000	\$2,500,000	\$10,500,000
Total	25	60.58	\$98,023,000	\$1,618,075	\$ 3,920,920
Rounded Value, Say				\$1,618,000	\$ 3,920,000

"After Value"

Proposed Use	No. of Properties	Total Developable Area (Hectares)	Total Assessed Value	Indicative Average Rate (Per Hectare)	Average Rate Per Property
Residential	24	54.08	\$83,984,000	\$1,552,757	\$ 3,499,333
Rounded Value, Say				\$1,553,000	\$ 3,500,000
Town Centre	1	3.967	\$ 9,917,500	\$2,500,000	\$ 9,917,500
Total	25	58.05	\$93,901,500	\$1,617,485	\$ 3,756,060
Rounded Value, Say				\$1,617,000	\$ 3,755,000

Valuation Compliance Statement.

Charter Keck Cramer confirms:

- The statements of fact presented in the report are correct to the best of Valuer's knowledge.
- The analyses and conclusions are limited only by the reported assumptions and conditions.
- The Valuer has no interest in the subject property.
- The Valuer's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The Valuer has satisfied professional education requirements.
- The Valuer has experience in the location and category of the property being valued.
- The Valuer has made a personal inspection of the property.
- No-one, except those specified in this report, has provided professional assistance in preparing the report.

We confirm that neither Charter Keck Cramer nor any of its Directors or employees has any pecuniary interest that could conflict with the proper valuation of this property.

Refer to Assumptions / Qualifications - Third Party Disclaimer.

The counter signatory has reviewed the valuation based on the data presented in the report for the accuracy of calculations, the reasonableness of data, the appropriateness of methodology, and compliance with client guidelines, regulatory requirements and professional standards. The counter signatory is satisfied that the valuation is based on reasonable grounds. The data presented has not been independently confirmed and the property has not been inspected by the counter signatory.

**Prepared by
Charter Keck Cramer**



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Date of Issue of the Valuation Report - 13 June 2014

Liability limited by a scheme approved under Professional Standards Legislation.

8. ASSUMPTIONS / QUALIFICATIONS.

Legend.

square metres	sq.m.
hectares	ha.
per annum	p.a.
per hectare	p.ha.

Terms of Reference.

We note that this valuation is not for mortgage purposes.

The assessment of the individual holding has been concluded from an external inspection and publicly available information relating to the development potential of each holding. Development potential details for each holding have not been provided. Therefore, should information relating to encumbrances and development potential of the individual holdings be made available, we reserve the right to re-assess value in light of circumstances not previously known.

Furthermore, this valuation has been undertaken on the basis and method as instructed by the MPA. Should the basis in which this valuation has been constructed or methodology change, we reserve the right to reassess this valuation accordingly.

Any intending third party wishing to rely upon the contents of this valuation and its recommendations should note that in accordance with the provisions of our company's professional indemnity insurance policy, they must, in written form, seek our approval in response to which we will consider the authorisation of this report for their use. Otherwise, no responsibility is accepted for any third party which may use or rely upon the whole or any part of the contents of this report. It should be noted that any subsequent amendments or changes in any form thereto will only be notified to and known by the parties to whom it is authorised.

Definition of Market Value.

This valuation has been prepared in accordance with the following API definition of market value:

"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

Date of Valuation.

Due to possible changes in market forces and circumstances in relation to the subject property, this report can only be regarded as relevant as at the date of valuation.

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). We do not accept liability for losses arising from such subsequent changes in value.

We draw attention to the provisions of our Professional Indemnity Insurance, that all valuations are only valid for 90 days from the date of valuation, no responsibility being accepted for clients' reliance upon reports beyond that period. Accordingly, any parties authorised to rely upon our opinion are advised that since the date of valuation the subject property has not been re-inspected and that no further investigation or analysis has been undertaken as to any changes since that date.

Our assessment is subject to there being no significant event that has occurred between the date of valuation and the date of issue of the valuation report that would impact on the value of the subject property.

Third Party Disclaimer.

This valuation is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted for any third party who may use or rely on the whole or any part of the content of this valuation. No responsibility will be accepted for photocopied signatures. It should be noted that any subsequent amendments or changes in any form to the valuation and report would only be notified to and known by the parties to whom it is addressed. This report is a valuation report and is not intended as a structural survey. Charter Keck Cramer prohibit publication of this report in whole or in part, or any reference thereto, or to the valuation assessment(s) contained herein, or to the names and professional affiliation of the Valuers, without the written approval of the Valuer.

Encumbrances.

Our valuation is subject to there being no undisclosed or unregistered easements or encumbrances which would have an adverse effect on our valuation other than those previously described and noted on the Certificate of Title attached as an annexure at the rear of this report. Should it be discovered that further easements or encumbrances exist, this report should be referred back to Charter Keck Cramer for consideration, comment and amendment (if necessary).

Native Title.

Pursuant to the *Native Title Act (Clth)* 1993, and as amended 30 September 1998, land with the exception of an “Exclusive Possession Grant”, may be claimed as the property of Indigenous Australians leading to the co-existence or likely co-existence of Native Title in relation to a particular piece of land, subject to the verification of a prior or continuing connection to the land.

We are not experts in Native Title or the property rights derived therefrom 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.
- The land.

The National Native Title Register (NNTR) was established under Section 192 of the *Native Title Act (Clth)* 1993. The NNTR contains determinations of Native Title made by the High Court of Australia, the Federal Court of Australia, or such similarly recognised bodies. Formal verification that the property is not subject to co-existing Native Title interests and/or subject to determination should be obtained by searching the Registry of Native Titles Claims, which is administered by the National Native Titles Tribunal. We have viewed maps prepared by the National Native Title Tribunal detailing Native Title Applications, determination areas and indigenous land use agreements. The map does not identify that the subject property is affected by applications and determinations as per the Federal Court on 31 March 2010.

This assessment is completed on the basis that the property is not affected by co-existing Native Title interests. Should subsequent investigation show that the land is subject to existing or potential co-existing Native Title interests, this property valuation or assessment will require revision and should be referred back to Charter Keck Cramer for consideration, comment and amendment.

Land Use Zoning and Development Controls.

Although a Planning Certificate has not been sighted, the zoning particulars have been confirmed by the online Planning Scheme, which is an internet based copy of the Planning Scheme provided by the Department of Planning and Community Development (DPCD). Our assessment is completed subject to the planning information obtained being current and correct.

Please note that a Planning Certificate has not been provided or obtained. In the event that a Planning Certificate is obtained and the information thereon is materially different to that provided to Charter Keck Cramer via the approved internet based version, then we reserve the right to review our assessment and amend this report (as necessary).

Land Description and Site Identification.

A current survey has not been sighted. This valuation is subject to there being no encroachments by or upon the property and this should be confirmed by a current survey and/or advice from a Registered Surveyor. If any encroachments are noted by the survey report, the Valuer should be consulted to reassess any effect on the value stated herein.

LETTER OF INSTRUCTION.

REQUEST FOR QUOTATION
FOR PSP 9 BERWICK WATERWAYS:

CIVIL ENGINEERING DEVELOPMENT COST REPORT

&

FEASIBILITY ANALYSIS

QUOTE REQUESTED FROM:	QUOTE REQUESTED BY:
Supplier: Charter Keck Cramer	Quote No: D 2010 0680
Attn: Bradley W Papworth	Date issued: 15 / July /2010
Address: Level 1/620 Church Street Richmond Victoria 3121 Australia	Project Contact: Alexandra Malishev
PO Box 4173 Richmond East Victoria 3121	Telephone No: (03) 9651 9639
Email: bradley.papworth@charterkc.com.au	Facsimile No: (03) 9651 9623
Ph. (03) 9691 1408 Fax. (03) 9425 5555	Please submit via email with subject line: "Quote No: D/10/6080" To: Alexandra Malishev By COB (5pm) on: 23 /July /2010

TRIM PRIOR TO RELEASE. TRIM REF: D/10/6080

APPROVED FOR RELEASE BY DIRECTOR,

GAA.....*[Signature]*.....15.17.2010.

Proposed amendments to the contract (if any)

.....
.....

Other relevant information

.....
.....

Pricing Schedule

Table 1 - Project Fees

Deliverables	Unit/hours	Rate (GST Inc)	Total
Inceptions meeting	0.5	\$500	250
Desktop review	0.5	\$500	250
Testing workshop with initial draft strategy	4	\$500	2,000
Draft report in consultation with GAA	6	\$500	3,000
GAA / Melbourne Water progress meeting	0.5	\$500	250
Final report	0.5	\$500	250

Table 2 - Travel and Other Expenses

If this table is not completed, the amounts described under the Project Fees will be taken to be inclusive of all travel expenses and disbursements (if applicable).		
Personnel Names	Description of Expenses or Disbursement	Rate Total amount \$AUD (including GST)
(a) Bradley Repurth	Nil	\$ —
(b)		\$
(c)		\$
(d)		\$

Offer:

The Supplier offers to supply the goods and/ or services detailed in the Specification

- (i) at the fees and charges offered
- (ii) within the period offered, and
- (iii) on the terms of the existing Panel Contract and any amendments which have been offered.

Signed for and on behalf of the Supplier by (who represents that they have the authority to bind the supplier):

Name and Position..... Bradley Papworth - Director

Signature..... [Signature]

Dated this 23 day of July 2010.

Acceptance:

The Department accepts the offer of the Supplier to supply the goods and / or services as set out in the Offer section above.

Signed for and on behalf of the Department by:

Name and Position.....

Signature.....

Dated this.....day of.....20

LAND BUDGET.

PSP 9- Berwick Waterways																							
PSP PROPERTY ID	TOTAL AREA (m2)	TOTAL AREA (Ha)	Transport			Other Open Space Available for Recreation		Local parks available for Recreation	Total Net Developable Area (Hectares)	Key Percentages local parks available for Recreation			DCP local parks Delivery			Other Land Uses		Residential - General			Local Town Centres / Local Convenience Centre		
			Existing Road Reserve	IN-01 Centre Road / north-south connector	IN-02 Ward Road / Greaves Road and culvert	Existing Melbourne Water Retarding Basin / Hallam valley levee	Proposed Waterway Corridor/Wetland / Retarding	P-01 Local parks (passive open space)		Net Devpt Area % of Precinct	Local Parks (passive open space) % NDA	Total	Local Parks (passive open space) %	Difference	Equiv Land Area	Local Town Centre	Total Net Residential Area Ha (NRA)	NDHa	Dwell / NRHa	Dwellings	NDHa	Dwell / NRHa	Dwellings
1	55937	5.59				5.59			0.00	0.00%	0.00%	0.00%	4.00%	-4.00%	0.00		0.000	0.000	16	0	0.00	10	0
2	29008	2.90				2.90			0.00	0.00%	0.00%	0.00%	4.00%	-4.00%	0.00		0.000	0.000	16	0	0.00	10	0
3	30022	3.00					0.72		2.28	76.02%	0.00%	0.00%	4.00%	-4.00%	-0.09		2.282	2.282	16	37	0.00	10	0
4	20005	2.00					0.03		1.97	98.50%	0.00%	0.00%	4.00%	-4.00%	-0.08		1.971	1.971	16	32	0.00	10	0
5	28483	2.85							2.85	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.11		2.848	2.848	16	46	0.00	10	0
6	49529	4.95		0.033					4.95	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.20		4.953	4.953	16	79	0.00	10	0
7	25778	2.58							2.58	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.10		2.578	2.578	16	41	0.00	10	0
8	108130	10.81					2.46		8.35	77.25%	0.00%	0.00%	4.00%	-4.00%	-0.33		8.353	8.353	16	134	0.00	10	0
9	24470	2.45						1.07	1.38	56.27%	77.71%	77.71%	4.00%	73.71%	1.01		1.377	1.377	16	22	0.00	10	0
10	24532	2.45						1.07	1.38	56.38%	77.36%	77.36%	4.00%	73.36%	1.01		1.383	1.383	16	22	0.00	10	0
11	19485	1.95					1.10	0.02	0.83	42.53%	2.39%	2.39%	4.00%	-1.61%	-0.01		0.829	0.829	16	13	0.00	10	0
12	19438	1.94					0.22		1.73	88.78%	0.00%	0.00%	4.00%	-4.00%	-0.07		1.726	1.726	16	28	0.00	10	0
13	19435	1.94							1.94	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		1.944	1.944	16	31	0.00	10	0
14	20580	2.06							2.06	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		2.058	2.058	16	33	0.00	10	0
15	20,414	2.04							2.04	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		2.041	2.041	16	33	0.00	10	0
16	25,683	2.57					0.43		2.14	83.45%	0.00%	0.00%	4.00%	-4.00%	-0.09		2.143	2.143	16	34	0.00	10	0
17	19,376	1.94					1.68		0.26	13.45%	0.00%	0.00%	4.00%	-4.00%	-0.01		0.261	0.261	16	4	0.00	10	0
18	19,181	1.92					1.38	0.02	0.52	27.20%	3.14%	3.14%	4.00%	-0.86%	0.00		0.522	0.522	16	8	0.00	10	0
19	19,335	1.93					0.00		1.93	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		1.934	1.934	16	31	0.00	10	0
20	20,398	2.04							2.04	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		2.040	2.040	16	33	0.00	10	0
21	20,287	2.03							2.03	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		2.029	2.029	16	32	0.00	10	0
22	20,458	2.05							2.05	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		2.046	2.046	16	33	0.00	10	0
23	20,010	2.00					0.08		1.92	96.00%	0.00%	0.00%	4.00%	-4.00%	-0.08		1.921	1.921	16	31	0.00	10	0
24	20,012	2.00					0.09		1.91	95.60%	0.00%	0.00%	4.00%	-4.00%	-0.08		1.913	1.913	16	31	0.00	10	0
25	20,018	2.00					0.09		1.91	95.60%	0.00%	0.00%	4.00%	-4.00%	-0.08		1.914	1.914	16	31	0.00	10	0
26	31,620	3.16			0.080				3.16	100.00%	0.00%	0.00%	4.00%	-4.00%	-0.13		3.162	3.162	16	51	0.00	10	0
27	42,024	4.20		0.033				0.20	4.00	95.24%	5.00%	5.00%	4.00%	1.00%	0.04	4.0024	0.000	0.000	16	0	4.00	10	40
28	1,457	0.15				0.15			0.00	0.00%	0.00%	0.00%	4.00%	-4.00%	0.00		0.000	0.000	16	0	0.00	10	0
29	20,193	2.02				2.02			0.00	0.00%	0.00%	0.00%	4.00%	-4.00%	0.00		0.000	0.000	16	0	0.00	10	0
SUB-TOTAL	795298	79.53	0.00	0.07	0.08	10.66	8.27	2.38	58.23				4.00%				58.228	54.226	16	868	4.00	10	40
Road Reserve																							
Centre Rd	20590	2.06	2.06						0.00	0.00%	0.00%	0.00%	4.00%	-4.00%	0		0.000	0.000	16	0	0	10	0
Ward Rd	13610	1.36	1.36						0.28	20.50%	0.00%	0.00%	4.00%	-4.00%	-0.01		0.279	0.000	16	4	0	10	0
Homestead Rd	26118	2.61	2.61						0.80	30.78%	0.00%	0.00%	4.00%	-4.00%	-0.03		0.804	0.000	16	13	0	10	0
SUB-TOTAL	60318	6.03	6.03	0.00	0.00	0.00	0.00	0.00	1.08				4.00%			0.0000	1.083	0		17	0		0
TOTAL PRECINCT		85.56	6.03	0.07	0.08	10.66	8.27	2.38	59.31	69.32%	4.01%	4.01%	4.00%			4.002	59.311	54.226		884.939	4.002		40.024

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