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**Valuation Report**

"Heritage Forest" 50 Lamont Street  
Mowbray, Tasmania 7248

# VALUATION REPORT

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## 50 Lamont Street Mowbray, Tasmania 7248

<b>Prepared For</b>	Launceston City Council
<b>Report Purpose</b>	Assessment of annual licence fee for Pedal Buggies (5).
<b>Valuation Date</b>	31 July 2015
<b>Our Reference</b>	6312746

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### Opteon Property Group

Opteon (Tasmania) Pty Ltd

ABN 32 159 055 133

PO Box 1044, Launceston 7250 TAS

P (03) 6335 1444 E [tas.info@opg.net](mailto:tas.info@opg.net)

F (03) 6331 1966 W [www.opg.net](http://www.opg.net)

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## 1.0 Executive Summary

### 1.1 Instructions

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<b>Instructing Party</b>	Tricia De Leon-Hillier, Launceston City Council
<b>Client / Authorised Party</b>	Launceston City Council
<b>Valuation Purpose</b>	Assessment of annual licence fee for Pedal Buggies (5)

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### 1.2 Property Details

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<b>Property Address</b>	50 Lamont Street, Mowbray, Tasmania 7248
<b>Property Description</b>	“Heritage Forest” is a public sport and recreation area located in the suburb of Mowbray and owned and operated by the Launceston City Council
<b>Demised Premises</b>	“Heritage Forest” pedal buggy track (see plan at 5.2 of this report).

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<b>Zoning</b>	Open Space
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#### Assumptions & Recommendations:

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<b>Key Assumptions</b>	<ul style="list-style-type: none"><li>The instructions and subsequent information supplied contain a full disclosure of all information that is relevant</li></ul>
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## 1.3 Valuation

### Gross Market Licence Fee

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**Market Licence Fee:** **\$2,000 pa**

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This valuation is exclusive of GST

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<b>Date of Inspection</b>	31 July 2015
<b>Date of Valuation</b>	31 July 2015
<b>Date Issued</b>	3 August 2015
<b>Currency of Valuation</b>	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

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### Signatories



**Andrew Cubbins**  
Senior Valuer  
Dip Val, FAPI Certified Practising Valuer  
API No: 63817  
**Inspecting Valuer**

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Important	<i>This Executive Summary must be read in conjunction with the remainder of this report. The Executive Summary is only a synopsis designed to provide a brief overview and must not be acted upon in isolation to the contents of the valuation report.</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Launceston City Council for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon (Tasmania) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>
Digital Copies of Reports	<i>Where a report has been provided in digital copy and has not been received directly via our firm, the report contents, especially the valuations and critical assumptions, should be verified by contacting the issuing office to ensure the contents are bona fide. In particular if the reader of this report has suspicions that the report appears to be tampered or altered then we recommend the reader contact the issuing office.</i>
Reliance on Whole Report	<i>This valuation should be read in its entirety, inclusive of any summary and annexures. The valuer and valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</i>

## 2.0 Instructions

Instructions have been received to undertake a valuation of the property as per the details below.

<b>Instructing Party</b>	Tricia De Leon-Hillier, Launceston City Council
<b>Property Address</b>	50 Lamont Street, Mowbray, Tasmania 7248
<b>Date of Instructions</b>	7 July 2015
<b>Client / Authorised Party</b>	Launceston City Council
<b>Valuation Purpose</b>	Assessment of annual licence fee for Pedal Buggies (5)
<b>Specific Instructions</b>	Assessment of the licence fee, as at the Date of Valuation.
<b>Pecuniary Interest</b>	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.
<b>Documentation Provided</b>	Information we have been provided with and relied upon in undertaking our valuation includes: <ul style="list-style-type: none"><li>•</li></ul>
<b>Scope of Work</b>	The scope of work undertaken by the valuer in completing the valuation has included: <ul style="list-style-type: none"><li>• Collation of information from relevant parties regarding the subject property;</li><li>• Undertaking our own research regarding the subject property;</li><li>• An inspection of the property;</li><li>• Undertaking market research in terms of values of similar properties;</li><li>• Preparation of valuation calculations; and</li><li>• Preparation of this report.</li></ul>
<b>Compliance</b>	Our valuation has been prepared in accordance with the Australian Property Institute Practice Standards and Guidance Notes.

## 3.0 Basis of Valuation & Definitions

This valuation has been prepared in accordance with definitions and Valuation Applications of the International Valuation Standards Council (IVSC) and endorsed by the Australian Property Institute.

<b>Market Rental Value</b>	“The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.”
<b>Face Rent</b>	“The rent shown on a lease document which may include incentives.”

**Effective Rent** *"The actual liability for rent after adjustments for any incentives and costs to the face rent are taken into account."*

## 4.0 Date of Valuation

<b>Valuation Date</b>	31 July 2015
<b>Date of Inspection</b>	31 July 2015
<b>Currency of Valuation</b>	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

## 5.0 Location

### 5.1 Region

The property is situated within the residential suburb of Mowbray, approximately 3 kms north of the Launceston CBD.

#### Location Map



## 5.2 Specific Location

**Specific Location** Properties in the immediate vicinity include residential and industrial properties.

**Access** Lamont Street

### Specific Location Map



The pedal buggy track is marked in black on the above plan.

## 6.0 Tenure

### 6.1 Title Particulars:

Title Reference	Tenure	Registered Proprietor
Volume 49574 Folio 1		Launceston City Council
Volume 50435 Folio 1		Launceston City Council
Volume 149998 Folio 1		Launceston City Council
Volume 163327 Folio 1		Launceston City Council
Volume 197347 Folio 1		Launceston City Council
Volume 197347 Folio 2		Launceston City Council



## 7.0 Planning

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<b>Local Government Area</b>	Launceston City
<b>Planning Scheme</b>	Launceston Interim Planning Scheme 2015
<b>Current Zoning</b>	Open Space
<b>Overlays</b>	Inveresk/Invermay Flood Inundation Area
<b>Existing Use</b>	Recreation

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## 8.0 Site

### 8.1 Site Details

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<b>Site Description</b>	Formed track within the “Heritage Forest” commencing from the Dry Slopes Run (off Caswell Street) and extending around the forest as shown on the plan at 5.2.  The “Heritage Forest” has an overall land area of approximately 60 ha
<b>Street Frontage</b>	Lamont Street

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## 9.0 Occupancy and Licence Details

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<b>Occupancy Status</b>	It is proposed to issue an annual licence for the proponent to operate pedal buggies (5) within the “Heritage Forest” area as marked on the plan at 5.2.
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## 10.0 Market Evidence

### 10.1 Rental Evidence

#### Licence Fees:

In forming our opinion of the Licence Fee payable, we have had regard to various transactions which for confidentiality reasons cannot be disclosed however have been retained on our files.

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## 11.0 Valuation Methodology

### 11.1 Adopted Valuation Method

The most appropriate method of valuation for a property of this nature is by market comparison whereby the subject operations are compared with licence fees for comparable operations and adjustments made for points of difference.

## 12.0 Goods & Services Tax

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### **Treatment of GST**

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

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### **Recommendation**

If there is any uncertainty as to the treatment of GST then we recommend you seek advice from a qualified accountant regarding the nature of any potential transaction or services supplied, the GST status of the parties involved, and confirmation of any potential GST liability.

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## 13.0 Licence Fee

### 13.1 Gross Market Licence Fee

We are of the opinion that the Gross Market Licence Fee the tenancy/property as at 31 July 2015 subject to the comments in this report, is:

**\$1,000 pa**

Recommendation: A review of the licence fee be made after the first 12 month period to ascertain the viability of the new start up business and to ensure the fee is economic.

<b>Date of Inspection</b>	31 July 2015
<b>Date of Valuation</b>	31 July 2015
<b>Date Issued</b>	3 August 2015
<b>Currency of Valuation</b>	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

#### Signatories



**Andrew Cubbins**  
Senior Valuer  
Dip Val, FAPI Certified Practising Valuer  
API No: 63817  
**Inspecting Valuer**

#### Important

*This valuation is subject to the definitions, qualifications and disclaimers and other comments contained within this report.*

## 14.0 Assumptions, Conditions & Limitations

#### Area Disclaimer

*In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation in the event that a formal survey of areas differs from those detailed in this report.*

#### Building Services Disclaimer

*No documentation or certification has been sighted to verify the condition of building services, and we have assumed that all building services are: adequate in specification; in good operational condition; and satisfactorily maintained.*

<p>Environmental Disclaimer</p>	<p><i>This report is not an environmental audit and no advice is given in any way relating to environmental or pollution matters. Any comments given as to environmental or pollution factors in relation to the property are not given in the capacity as an expert. This assessment of value is on basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. 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.</i></p>
<p>Full Disclosure Disclaimer</p>	<p><i>Whilst we have attempted to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or due diligence. Our valuation and report has been prepared on the assumption the instructions and information supplied has been provided in good faith, is not in any way misleading or deceptive, contains a full disclosure of all information that is relevant, there are no undisclosed agreements in place that affect the property and the sale price includes GST. The valuer and valuation firm does not accept any responsibility or liability whatsoever in the event the valuer has been provided with insufficient, false or misleading information.</i></p>
<p>Geotechnical</p>	<p><i>We have not sighted a geotechnical engineers’ survey of the property. We are not experts in the field of civil or geotechnical engineering and we are therefore unable to comment as to the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event there is found to be adverse ground conditions we recommend the matter be referred to this Company for comment.</i></p>
<p>Leases and Rents</p>	<p><i>This valuation is based on the lease terms and conditions summarised within this report sourced from a review of the available lease documentation and tenancy schedules made available. This valuation is made on the basis that the tenants are paying rent in accordance with the lease agreements and there are no undisclosed rental subsidies, rent free periods or other incentives that have been provided by the lessor. Our valuation assumes there are no material breaches of the essential terms of existing Leases by the existing Lessees and no material rental arrears at the date of Valuation.</i></p>
<p>Market Change</p>	<p><i>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 as at the date of the Report). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. We recommend the valuation be reviewed at regular intervals.</i></p>
<p>Market Evidence Information Availability</p>	<p><i>In preparing this valuation we have undertaken those 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 market evidence information and any other 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:</i></p> <ul style="list-style-type: none"> <li>• <i>Personal details of parties involved in transactions (including the relationship of the parties);</i></li> <li>• <i>Information on recent transactions that are yet to become public knowledge; and</i></li> <li>• <i>Copies of leases or contracts to confirm rents or prices and to ascertain whether or not rents or prices are inclusive or exclusive of GST.</i></li> </ul>

<p>Planning Disclaimer</p>	<p><i>Town planning and zoning information was informally obtained from the relevant local and State Government authorities and is assumed to be correct. 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.</i></p>
<p>Professional Standards</p>	<p><i>Our valuation has been assessed in accordance with applicable International Valuation Applications and Technical Information Papers of the International Valuation Standards Committee and the Australian Property Institute Practice Standards and Guidance Notes.</i></p>
<p>Publication of Report</p>	<p><i>The publication of the valuation or report in whole or any part, or any reference thereto, or the names and professional affiliations of the valuers is prohibited without the prior written approval of the valuer as to the form and context in which it is to appear.</i></p>
<p>Site Survey Disclaimer</p>	<p><i>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 the site area, dimensions or possible encroachments we recommend that a surveyor be engaged to provide appropriate advice and a survey of the property if considered necessary. In the event there are any fundamental inconsistencies between any site survey undertaken and site detail adopted in this valuation, the survey should be referred to the valuer for comment on any valuation implications (including amendment of our valuation if considered necessary).</i></p>
<p>Structural Disclaimer</p>	<p><i>This report is not a structural survey and no advice is given in any way relating to structural matters. Any opinion given as to the condition of the improvements on the property is not given in the capacity as an expert. A structural report on the building and/or its plant and equipment has not been sighted, and nor have we inspected unexposed or inaccessible portions of the premises. Therefore we cannot comment on the structural integrity, any defects, rot or pest infestation (or damage from pest infestation) of the improvements, any use of asbestos or other materials now considered hazardous or areas of non-compliance with the Building Code of Australia, other than matters which are obvious and which are noted within this report. This valuation assumes the building is structurally sound; that building services are adequate and appropriately maintained; the building complies with applicable Council, building, health, safety and fire regulations, laws, bylaws, rules, licences, permits and directives; and is free of asbestos or other defects, unless specified otherwise. Should an expert’s report establish that there is any damage of the varieties noted above then we reserve the right to review this valuation.</i></p>
<p>Third Party Disclaimer</p>	<p><i>This report has been prepared for the private and confidential use of our client, Launceston City Council for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon (Tasmania) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i></p>