

Kerbside Assessment Report

Residential Property



99 Birrell Street, Waverley NSW 2024

As at 3 June 2021
Prepared for Uniting Church in Australia Assembly
Our Ref JB2455845

Sydney

Herron Todd White (Sydney) Pty Ltd
ABN 26 089 112 416

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Sydney South NSW 1235

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EXECUTIVE SUMMARY

INSTRUCTIONS

Property Address	99 Birrell Street, Waverley NSW 2024.
Instructing Party	Graeme Fielden of Uniting Church in Australia Assembly.
Prepared For	Uniting Church in Australia Assembly.
Interest Being Valued	The interest being valued is the unencumbered estate in fee simple. Our assessment has been completed on the basis of certain critical assumptions and qualifications as detailed in this report.
Purpose of Assessment	<p>Our kerbside assessment has been prepared for acquisition consideration purposes and may only be relied upon by Uniting Church in Australia Assembly. The report is not available for any other purpose, nor is any liability extended to any third party, without the valuer's written authority and consent.</p>
Kerbside Assessment Indemnity	<p>This kerbside assessment provides an indication of the market value of the subject property, based on information obtained and is not a representation as to the Market Value of the subject property as defined in the Australian Property Institute Professional Practice document and the Practice Standards and Guidance Notes contained therein.</p> <p>The client should be aware that the kerbside assessment methodology carries with it risks which entail a degree of likely variation greater than would be expected to be produced by a valuation that came about as a result of a physical inspection. The methodology adopted in undertaking this assessment carries with it risks, including:</p> <ol style="list-style-type: none">1. The risk of inaccuracy of information contained in the kerbside assessment as compared to valuations.2. The fact that the valuer cannot verify the accuracy of information contained in a kerbside assessment as would be provided in a valuation.3. The fact that kerbside assessment will have significant limitations when compared to valuations, including a greater degree of variation in the resulting indicative assessment. <p>Unless stated to the contrary, Herron Todd White (Sydney) Pty Ltd has relied upon the information provided by the client in completing the kerbside assessment and makes no warranty as to the accuracy of the information that has been provided by third parties. The kerbside assessment does not involve a physical inspection of the subject property.</p> <p>This kerbside assessment may only be relied upon by Uniting and has been prepared for the private and confidential use of Uniting and it should not be reproduced in whole or in part or relied upon for any other purpose or by any party other than Uniting without express written authority.</p> <p>The client agrees that it will have no cause of action against Herron Todd White (Sydney) Pty Ltd and its servants and agents, whether in contract, tort or otherwise, by reason only that the client suffered loss or damage by relying upon a kerbside assessment.</p> <p>The client acknowledges that it accepts that a kerbside assessment is not, and will not, be construed to be a valuation in the same meaning as a valuation conducted in accordance with the general concepts, principles and definitions as detailed in these standards promulgated by the Australian Property Institute, which is based on an inspection of the subject property.</p> <p>The client further agrees that it will indemnify Herron Todd White (Sydney) Pty Ltd and its servants and agents against any claim for loss or damage by a third party invited or permitted by the client to rely upon a Kerbside assessment, whether arising in contract, tort or otherwise and arising out of or in conjunction with reliance by that third party on a kerbside assessment.</p>



INSTRUCTIONS

Date of Kerbside Inspection and Assessment 3 June 2021.

Date of Report Issue 21 June 2021.

TITLE AND STATUTORY DETAILS

Registered Owner Celia Rodriguez

Real Property Description Auto Consol 3758-19 being Lot 1 in Deposited Plan 1115332 and Lot 1 in Deposited Plan 312247, Parish of Alexandria, County of Cumberland.

Encumbrances / Title Discussion The following easements/encumbrances/restrictions are noted on the title search:
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 A153727 RIGHT OF DRAINAGE APPURTENANT TO LOT 1 IN DP 1115332 AFFECTING THE WHOLE OF LOT 1 IN DP312247

3 A153727 RIGHT OF DRAINAGE AFFECTING THE WHOLE OF LOT 1 IN DP312247

4 A153728 RIGHT OF DRAINAGE APPURTENANT TO LOT 1 IN DP 1115332 AFFECTING THE WHOLE OF LOT 1 IN DP312247

5 A153728 RIGHT OF DRAINAGE AFFECTING THE WHOLE OF LOT 1 IN DP312247

6 A153729 RIGHT OF DRAINAGE APPURTENANT TO LOT 1 IN DP 1115332 AFFECTING THE WHOLE OF LOT 1 IN DP312247

7 A153729 RIGHT OF DRAINAGE AFFECTING THE WHOLE OF LOT 1 IN DP312247

Notification 1 is considered typical.

Notification 2-7 relate to rights to drainage benefiting subject lot 1 DP1115332 and burdening subject lot 1 in DP 322247 these encumbrances are not considered onerous overall.

The above noted easements/encumbrances/restrictions have not been individually searched nor a legal opinion obtained regarding their precise impact on the land.

Statutory Assessments

Statutory Land Value of \$1,990,000 as at 1 July 2020.

Zoning

R3 Medium Density Residential Zone under the Waverley LEP 2012.

The property is noted on a number of Planning Scheme Overlay Maps including:

- Maximum Floor Space Ratio 0.6:1
- Maximum Height of buildings 9.5 metres
- Minimum Lot Size 375m²



VALUATION SUMMARY

Property Description 'As Is'

The property comprises two adjacent lots forming a 556.5 square metre irregular shaped internal site improved with a part one and two level free standing dwelling of brick and tile construction. The dwelling is of about circa 1920's vintage and the external elevations appear in good cosmetic condition. The dwelling appears to offer a floor area of around 200 square metres and benefits from an attic style second storey conversion and concrete side driveway to single car accommodation at rear.

We have been unable to find confirmation of the configuration of the accommodation or the internal condition of the property. For the purposes of our kerbside assessment we have drawn inferences from the size and external condition when making our assessments herein. Our assumption is the dwelling likely offers 3 or more bedrooms and is in occupiable condition.

Market Value Range 'As Is' assuming Vacant Possession

\$3,900,000 to \$4,200,000
(Three Million Nine Hundred Thousand Dollars) to (Four Million Two Hundred Thousand Dollars)

Our market value assessment is exclusive of any applicable GST. No allowance has been made for realisation expenses.

This valuation is subject to the assumptions and qualifications contained within and appended to this report.

Valuer



Peter McSwiggan
Certified Practising Valuer
Registration No. 69393



Kylie Smyth
Quality Assurance Director
AAPI / Certified Practising Valuer
API No.68354

Important

All data provided in this summary is wholly reliant on and must be read in conjunction with the information provided in the attached report. It is a synopsis only designed to provide a brief overview and must not be acted on in isolation.

The Counter Signatory, Kylie Smyth, has reviewed the report and is satisfied that the opinion of value contained in the report has been reached based on reasonable grounds. For the avoidance of doubt, the Counter Signatory has not inspected the property and as such (under the API Professional Practice) cannot be an author of this report, and is confirming prima facie that the methodology used by the author of the report (the prime signatory) is sound.

ASSUMPTIONS, CONDITIONS AND LIMITATIONS

Critical Assumptions

This Kerbside Assessment is provided subject to the assumptions, disclaimers, limitations and qualifications detailed within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements.

- As instructed we have disregarded that the subject land adjoins Uniting owned land at the rear and on both side boundaries and might therefore potentially be isolated by future Uniting developments.
- For the purposes of our kerbside assessment we have drawn inferences from the size and external condition when making our assessments herein. Our assumption is the dwelling likely offers 3 or more bedrooms and is in occupiable condition.

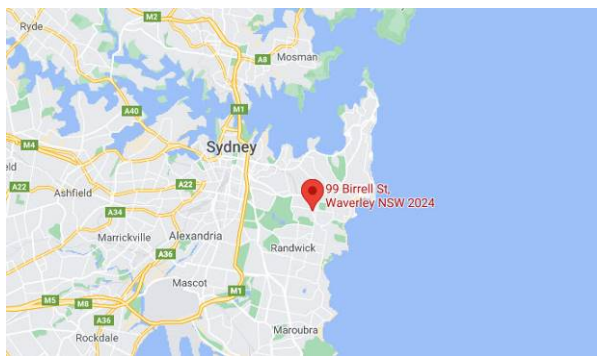


PROPERTY DESCRIPTION

LOCATION

Locality	Waverley is an established eastern beachside predominantly residential suburb located approximately 5.5 kilometres south east of the Sydney CBD. The suburb includes part of, and skirts the commercial hub of Bondi Junction. The suburb includes a mixture of low to medium density residential development, commercial and retail developments. This postcode is within close proximity to beaches and established train bus and road transport infrastructure.
Situation	The property is situated on the western side of Birrell Street, being 50 metres east of its intersection with Bronte Road.

THE LAND



Source: Google Maps



Source: Google Maps



Source: SIX Maps



Source: Six Maps

THE LAND

Land Area	556.5 square metres.
Topography	The subject property is a sloping, irregular shaped internal allotment that is at street grade; it has a gently sloping contour that falls across the lot. Overall, it provides a good building contour in its natural state.
Services	The following major services are connected: reticulated water, sewerage, telephone, electricity and NBN.
Road System	The property has a single road frontage to Birrell Street. Birrell Street is a bitumen sealed, two lane local road; it has grass verges and concrete kerbing and gutters with kerbside parking.
Flooding	To the best of our knowledge, the property is located in an area that is not susceptible to flooding; we note however, that we are unable to confirm this without the benefit of a formal flood search. A formal flood search has not been undertaken and should this be an issue, then this report should be referred back to the valuer for comments.



IMPROVEMENTS



99 Birrell Street



Driveway Entry – Birrell Street



Side Boundary - West

IMPROVEMENTS

General Description

The land is improved with a part one and two level free standing dwelling of rendered brick and tile construction. The dwelling is of about circa 1920's vintage and the external elevations appear in good cosmetic condition. The dwelling appears to offer a floor area of around 200 square metres and benefits from an attic style second storey conversion and concrete side driveway to single car accommodation at rear.

We have been unable to find confirmation of the configuration of the accommodation or the internal condition of the property. For the purposes of our kerbside assessment we have drawn inferences from the size and external condition when making our assessments herein. Our assumption is the dwelling likely offers 3 or more bedrooms and is in occupiable condition.

ENVIRONMENTAL ISSUES

Site Issues

Whilst our visual site inspection did not indicate any existing or historic use of the site (so far as it is reasonably identifiable) for any hazardous or potentially contaminating industrial processes or for the storage (either above or below ground) of any hazardous chemical substance, we are not environmental experts. Therefore we are unable to certify and confirm that there is no contamination of the property either beneath or above the surface of the soil or elsewhere which might affect value.

We recommend that any party who has the right to rely upon this valuation report satisfy themselves in relation to any environmental risks or contamination issues, prior to reliance upon this valuation. Should any such issues become apparent, this valuation is not to be relied upon and the report must be returned to the valuer for review and comment.



VALUATION CONSIDERATIONS

MARKET EVIDENCE

Sales Evidence We have examined market activity within the locality and have researched sales evidence provided by national sales data providers for details of comparable sales. The more relevant sales are summarised in the following schedule.

No	Address	Sale Date	Sale Price	Land Area (m ²)
1.	26 Campbell Street, Waverley	30/10/2020	\$4,075,000	519

Comments: The site is a 519 square metre; irregular shaped inside allotment located about 700 metres east of the subject property. The land has a secondary frontage to O'Dowd Street at the rear. The site is zoned "R2 Low Density Residential" under the Waverley Environmental Plan with a maximum FSR of 0.5:1, a maximum height of buildings of 8.5 metres and minimum lot size of 325 m².

The improvements on site comprise a renovated free standing part two level dwelling offering 4 bedrooms, 2 bathrooms. The dwelling is of brick and tile construction with a tandem car space located at the rear with access to O'Dowd Street.



Comparison: Inferior market sale conditions. Smaller land area and inferior land shape. Superior location upon a quieter street with rear street access. Superior improvements and accommodation. Inferior zoning
Overall somewhat similar.

No	Address	Sale Date	Sale Price	Land Area (m ²)
2.	341 Alison Road, Coogee	06/03/2021	\$4,275,000	583

Comments: The site is a 583 square metre regular shaped site comprising two adjacent lots with a frontage to Alison Road and rear lane access to Alison Lane. The property is located approximately 500 metres from Coogee Beach.

The site is zoned "R2 Low Density Residential" under the Randwick Environmental Plan 2012 with a maximum FSR of 0.5:1, a maximum height of buildings of 9.5 metres and minimum lot size of 400 m².

The improvements on site comprise a renovated free standing predominately single level dwelling offering 3 bedrooms and 2 bathrooms and is of brick and tiled roof construction. Features side driveway to single lock up garage



Comparison: Slightly inferior market sale conditions. Larger land area. Superior land shape. Inferior zoning.
Overall slightly superior.



No	Address	Sale Date	Sale Price	Land Area (m ²)
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3. 4 Arden Street, Waverley

08/07/2020

\$2,900,000

512

Comments:

The site is a 512 square metre; irregular shaped inside allotment. The land has a secondary frontage to Carlton Street at the rear. The site is zoned "R2 Low Density Residential" under the Waverley Environmental Plan with a maximum FSR of 0.5:1, a maximum height of buildings of 8.5 metres and minimum lot size of 325 m².

The improvements on site comprise an unrenovated free standing heritage listed part two level dwelling offering 4 bedroom, 2 bathrooms of weatherboard and metal roof construction with a single lock up garage located at the rear with access to Carlton Street. Features a lower ground floor self-contained studio.



Comparison:

Inferior market sale conditions. Smaller land area and inferior land shape. Similar location upon a busy local road. Inferior improvements style and condition. Inferior zoning and heritage listed cottage under the LEP.

Overall inferior.

No	Address	Sale Date	Sale Price	Land Area (m ²)
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4. 25 Kemmis Street Randwick

15/05/2021

\$4,202,000

582

Comments:

The site is a 582 square metre regular shaped inside allotment with rear access to Searle Street. The site is zoned "R3 Medium Density Residential" under the Randwick Environmental Plan 2012 with a maximum FSR of 0.75:1, a maximum height of buildings of 9.5 metres and minimum lot size is undefined.

The improvements on site comprise a renovated heritage listed free standing single level dwelling offering 2 bedroom, 2 bathrooms of masonry and tiled roof construction. Features double lock up garage at rear.





Comparison:

Similar market sale conditions. Larger land area and superior land shape. Similar location upon a busy local road. Similar Zoning. Heritage restrictions.

Overall slightly superior.



No	Address	Sale Date	Sale Price	Land Area (m ²)
5.	110 Ocean Street South, Bondi	20/09/2020	\$3,350,000	472
Comments:				
<p>The site is a 462 square metre slightly irregular shaped site. The site is zoned "R2 Low Density Residential" under the Waverley Environmental Plan with a maximum FSR of 0.5:1, a maximum height of buildings of 8.5 metres and minimum lot size of 325 m². The land's southern boundary abuts adjoining land developed with 3 level walk up apartment blocks. The rear yard appears overlooked by the adjoining apartment developments.</p> <p>The improvements comprise an unrenovated single level free standing dwelling offering 4 bedrooms, 1 bathroom of brick and tiled roof construction. Features lock up garage.</p>				
				
Comparison:				
<p>Inferior market sale conditions. Smaller land area and superior land shape. Similar location upon a busy local road. Inferior improvements style and condition. Inferior Zoning. Located adjacent to three storey apartment blocks.</p> <p>Overall inferior.</p>				



ASSESSMENT ANALYSIS

Introduction

In assessing the indicative value range of the subject property, our valuation approach has been by Direct Comparison

Direct Comparison Approach

We have adopted a Direct Comparison method. This approach allows the valuer to assess a value rate of the property in comparison with analysed sales. Our assessments outlined below.

We note there is a paucity of improved residential lots sold in recent months in this locality with comparable sized land areas. The subject property has a land area of 556.5 square metres and this is uncommonly large for the suburb of Waverley. We note the land area is too small for subdivision into separately titled lots.

We have attempted to find sales of improved residential lots larger than 400 square metres. This has necessitated analysing sales somewhat less proximate in time and location.

Our sales evidence shows a range of values from \$2,900,000 to \$4,275,000.

In particular we note the sale at 26 Campbell Street, Waverley in October 2020 for \$4,075,000. This sale was for a slightly smaller lot improved with renovated dwelling located on a quieter street. The market has strengthened since this sale.

We also note the recent sale of 314 Alison Road, Coogee in March 2020 for \$4,275,000 for a larger lot with a similar sized dwelling and also located upon a busy local road.

We have considered the relative attributes of the subject property including but not limited to the age and assumed quality of the improvements, parking accommodation, the amenity offered by the location, the size and shape of the land and medium density zoning. As instructed we have disregarded that this lot adjoins Uniting owned land at the rear and on both side boundaries and might therefore potentially be isolated by future Uniting developments.

We have concluded that an appropriate indicative value range would be from \$3,900,000 to \$4,200,000.

KERBSIDE ASSESSMENT

Assessment Range

\$3,900,000 to \$4,200,000
(Three Million Nine Hundred Thousand Dollars) to (Four Million Two Hundred Thousand Dollars)

Our Kerbside assessment range is Exclusive of GST.

This assessment is subject to the assumptions and qualifications contained within and appended to this report.



ANNEXURES

Definitions, Assumptions, Qualifications & Disclaimers
Addendum to Instructions
Letter of Instruction
Current Title Search
Extract from Deposited Plan

DEFINITIONS, ASSUMPTIONS, QUALIFICATIONS & DISCLAIMERS

QUALIFICATIONS & DISCLAIMERS

Accuracy of Information	We advise that any objective information, data or calculations set out in the Kerbside Assessment will be accurate so far as is reasonably expected from a qualified and experienced valuer, reflecting due skill, care and diligence. However, we have not independently verified third party information, adopted it as our own, or accepted its reliability. If any of the information provided by others and referred to in the assessment is incorrect, it may have an impact on the assessment. The assessment is provided on the proviso that the reliant party accepts this risk.
Asbestos Materials	The valuer is not qualified to conclusively determine the existence of asbestos and will not be held liable nor responsible for his/her failure to identify any asbestos containing materials and the impact which any asbestos material has on the property and its value.
Condition of Improvements	We have not undertaken a physical inspection of the improvements, nor completed a detailed structural survey, verified the condition of the plant and machinery, or tested any of the services. We are therefore unable to state that these are free from defect, rot or infestation. We have assumed that the improvements are reasonably structurally sound considering their age.
Conflict of Interest	Neither the valuer, nor to the best of their knowledge, any member of this firm, has any conflict of interest, or direct, indirect or financial interest in relation to this property that is not disclosed herein.
Coronavirus (COVID-19) Pandemic	The Australian economy and property markets are being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in valuation uncertainty. As a result, a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 inspired economic uncertainty might have on markets, we recommend that any party authorised to rely on this report review this valuation periodically.
Environmental	Our Kerbside Assessment is based upon the assumption that the property is not contaminated or impacted by environmental issues that will affect the value of the property. It should be noted that environmental matters are beyond the scope of our expertise and as such, we recommend that anyone relying on our assessment satisfy themselves in relation to any environmental risks or contamination issues. Should any such issues become apparent, this assessment is not to be relied upon and the report must be returned to the valuer for review and comment.
Excluded Searches	The following searches have not been undertaken: Flood, Building Survey Plan, Detailed Town Planning, Local/State Road Widening, Vegetation Protection, Native Title. Our Kerbside Assessment assumes such searches would identify no issues that may affect the value and/or marketability of the property. Should any person relying on the contents of this report be aware or become aware of an issue that may affect value and/or marketability then the searches should be referred to the valuer for comment.
Fixtures/Fittings	The Kerbside Assessment does not include lessee fixtures and fittings and notes improvements located within easement areas are the property of the beneficiary of the easements.
Goods & Services Tax (GST)	This Kerbside Assessment is inclusive of GST as vacant residential land.
Land Not Affected	Unless identified within the body of this report, we assume the land is not affected by unstable, hazardous, or toxic soil material; however, no professional expert advice has been sought in this regard. This Kerbside Assessment assumes that there are no problems, however, should any such issues arise; then this matter should be referred to the Valuer for further comment.
Limited Liability	Liability limited by a scheme approved under professional standards legislation.



Market Movement	This assessment is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the expiration of 90 days from the date of the valuation or such earlier date if you become aware of any factors that have an effect on the valuation. However, it should be recognised that the 90 day reliance period does not guarantee the value for that period; it always remains a valuation at the date of valuation only.
Market Uncertainty	The possibility that the Valuers professional opinion as to the Market Value of the asset may differ from the price that could be achieved in a transfer of the asset as at the valuation date, assuming all other market conditions and variables remain constant.
No Compliance Certificate	No Compliance Certificate/Certificate of Classification has been obtained. This Kerbside Assessment is subject to the building(s) complying in all material respects with any restrictive covenants affecting the site. Furthermore, it is assumed that the site improvements have been built, occupied and operated in full compliance with all requirements of law, including all zoning, land-use classifications, building, planning, fire and health by-laws (including asbestos and legionnaires disease), rules, regulations, orders and codes of all authorities, and that there are no outstanding requisitions.
No Pecuniary Interest	The valuer has no pecuniary interest in the subject property either past, present or prospective at the date of preparing this report and the opinion expressed is free of any bias in this regard.
Not reproduced without permission	Neither the whole nor any part of this Kerbside Assessment or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without written approval of the form and context in which it may appear.
Reliance and Disclosure	This Kerbside Assessment has been prepared for the private and confidential use by the party to whom it is addressed. This assessment is for the use of and may be relied upon only by the party/parties to whom it is addressed. No other parties are entitled to use or rely upon it and Herron Todd White does not assume any liability or responsibility to any other party who does so rely upon the assessment without the express written authority of Herron Todd White. The whole Kerbside Assessment must be read and any failure to do so will not constitute reliance by such party asserting reliance on the assessment. Neither the whole nor any part of this assessment or any reference thereto may be included in any published documents, circular or statement, nor published in part or full in any way, without the written approval from Herron Todd White including the form and context in which it may appear.
Structural Survey	This Kerbside Assessment does not purport to be a site or structural survey of the land or improvements thereon, and any advice provided is not given in the capacity as an expert.



Annexure 1 Indicative Premium for Sale to adjoining Owner

Addendum To Instructions

We have been instructed to provide indicative premium which might be paid by Uniting for encouraging consolidation.

We are of the opinion that that in the current market an offer of at least 10% above the assessed Market Value range herein would be required to incentivise and active seller to transact.

On the assumption that the owner of 99 Birrell Street is not an active seller then a higher premium would be required in our opinion to initiated interest.

The owner may be aware of premiums negotiated for surrounding properties by Uniting and harbour the reasonable belief that Uniting is an anxious buyer. We have assumed the owner would not be aware of Uniting's proposed development scheme but would harbour a reasonable belief that Uniting would redevelop the subject property as part of a larger site.

We are of the opinion that a premium in the order of 15% - 20% above the assessed market value range herein would be required to incentivise and inactive seller to transact.



INSTRUCTION FORM – INDEPENDENT PROPERTY VALUATION

In order to proceed with the valuation please complete the required information and return this instruction form to the relevant office as detailed below.

Office:	Herron Todd White (Sydney) Pty Ltd
Postal address:	PO Box 8074 Baulkham Hills NSW 2153
Fax:	02 9221 5473
Email:	nswact.non.residential@htw.com.au

99 Birrell Street, Waverley NSW 2024 (LOT 1 DP1115332 & LOT 1 DP312247)

Purpose/Approach	Acquisition / Resumption (Market Value/As Is)
Reporting Contact	Uniting Church in Australia Assembly
Type of property	Commercial-Office-Building - Suburban / Regional
Servicing Office	Sydney Ph: 02 9221 8911
Access arrangements	
Contact Person	Graeme Fielden
Contact Details	
Total Fee (Incl GST)	\$1,100.00

99 Birrell Street, Waverley NSW 2024 (LOT 1 DP1115332 & LOT 1 DP312247)

Purpose/Approach	Acquisition / Resumption (As Is)
Reporting Contact	Uniting Church in Australia Assembly
Type of property	Commercial-Residential Development-Englobo Land Residential (1 to 10 lots)
Servicing Office	Sydney Ph: 02 9221 8911
Access arrangements	
Contact Person	Graeme Fielden
Contact Details	
Total Fee (Incl GST)	\$4,400.00

Information required by Herron Todd White to complete the valuation include

- At this time no additional information is required

Special instructions for Herron Todd White in respect of the valuation

Independent Property Valuation
Quote ref EQ346560



AUTHORISATION - INDEPENDENT PROPERTY VALUATION

Authorisation

I hereby accept the conditions of engagement for services (below) and confirm engagement of to perform the services as detailed.

Signed: 

Date: 2 June 2021

I authorise Herron Todd White (Sydney) Pty Ltd to provide an Independent valuation as detailed.

My details are as follows	
Name	Graeme Fielden, Uniting Church in Australia Assembly
Postal address	Level 10, 222 Pitt St Sydney NSW 2000
Contact telephone	
Mobile	0421 958 448
Email	gfielden@uniting.org
Properties to be valued	
<input type="checkbox"/> 99 Birrell Street, Waverley NSW 2024 (LOT 1 DP1115332 & LOT 1 DP312247)	
Valuation Fee	\$1,100.00
Total	\$1,100.00
<input type="checkbox"/> 99 Birrell Street, Waverley NSW 2024 (LOT 1 DP1115332 & LOT 1 DP312247)	
Valuation Fee	\$4,400.00
Total	\$4,400.00
Total Fee (Incl GST)	\$5,500.00





LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: AUTO CONSOL 3758-19

SEARCH DATE	TIME	EDITION NO	DATE
2/6/2021	3:40 PM	1	16/8/2012

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS
AT WAVERLEY
LOCAL GOVERNMENT AREA WAVERLEY
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM SEE SCHEDULE OF PARCELS

FIRST SCHEDULE

CELIA RODRIGUEZ

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A153727 RIGHT OF DRAINAGE APPURTENANT TO LOT 1 IN DP
1115332 AFFECTING THE WHOLE OF LOT 1 IN DP312247
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1115332 AFFECTING THE WHOLE OF LOT 1 IN DP312247
- 7 A153729 RIGHT OF DRAINAGE AFFECTING THE WHOLE OF LOT 1 IN
DP312247

NOTATIONS

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

LOT 1 IN DP312247
LOT 1 IN DP1115332

TITLE DIAGRAM

DP312247
DP1115332.

*** END OF SEARCH ***

COMMS

PRINTED ON 2/6/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Annexure 4 Extract from Deposited Plan

R957564 / Doc:DP 0312247 P / Rev:09-Nov-1992 / NSW LRS / Pgs:ALL / Prt:02-Jun-2021 15:49 / Seq:1 of 1
Office of the Registrar-General / Src:INFOTRACK / Ref:comms

