

63

VAN ALSTON BIRMINGHAM

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(Our Ref: SANDV02)

Real Estate Consultants and Valuers

24th April, 1992

Mr. Glenn A. Thompson
4 James Street
WHITTLESEA VIC 3757

By Fax: 716 2687

Dear Sir,

RE: Valuation - Woodleigh Heights Estate, Kyneton

We refer to your letter of 15th April, 1992, and have noted the contents therein. Our instructions in this matter were provided by Esanda Finance Corporation Limited, and we have forwarded a copy of your letter to them. You will appreciate that we have an obligation of confidentiality to our client in respect to this valuation, and are therefore awaiting their further instructions prior to formally responding on your requests.

Yours faithfully,



S.A. Norman

17th March, 1992

Real Estate Consultants and Valuers

REPORT AND VALUATION

PROPERTY: Woodleigh Heights Estate,
Edgecombe Road,
Kyneton

Lots No. 46 to 50, 54, 63 to
65, 72 to 74, 78 to 80 and
130 to 132
(Total 18 lots)

Plan of Cluster Subdivision
CS1134

INSTRUCTED BY: Esanda Finance
Corporation Limited

TERMS OF REFERENCE:

We are instructed to provide a Report and Valuation for the above property, comprising 18 vacant allotments within an integrated Cluster Subdivision of 131 allotments. The valuation is to address our opinion of market value as at 12 October, 1988, being the date of a previous marketing submission made by this office.

LOCATION:

The subject property is situated 4 kilometres north of Kyneton, approximately 85 kilometres north-west of Melbourne, on the east side of Edgecombe Road.

The Kyneton township has a population of approximately 4,000 people, and provides a reasonable range of necessary community services including shopping, schools, recreational facilities and local employment. A railway station is provided on the Melbourne – Bendigo line, and the Calder Highway allows direct access to the northern metropolitan area.

The subject property is somewhat isolated from the township, and is surrounded by generally rural uses particularly a large number of "hobby farms" incorporating relatively small acreages. Other land uses between the estate and Kyneton include the local golf course, saleyards and major abattoirs complex plus fringe light industrial activity.

A location plan is attached for your reference (*Appendix 1*).

**LAND
DESCRIPTION:**

The property consists of 18 lots within an integrated cluster subdivision, comprising a total of 131 lots plus extensive common property and known as "Woodleigh Heights". Access to the land is via Melville Drive off Edgecombe Road, with the subject lots situated in groupings dispersed at various points within the estate.

An overall plan of the estate is attached (*Appendix 2*).

Lots 46, 47, 48, 49, 50 and 54 are located in the north-western corner, with all having access directly to Edgecombe Road. Lots 46, 47, 48 and 54 also have alternative access from Wedge Court.

Lots 63, 64, 65 have frontages to Wedge Court only, and abut common property incorporating a large lake at the rear.

Lots 72, 73 and 74 are situated on the corner of Melville Drive (bitumen sealed) and Leared Drive, near the centre of the estate. Lot 72 adjoins a dwelling presently used as a reception office by the management of a time-share resort operating within the estate.

Lots 78, 79 and 80 are located on the estate's northern boundary, with access via Wells Court, and also abut the lake on common property at the rear.

Lots 130, 131 and 132 are accessed from Leared Drive at the southern end of the estate.

Land areas for the individual lots, including driveways, are as follows:

Lot	46	2905 sq. m.
	47	2581 sq. m.
	48	2735 sq. m.
	49	2120 sq. m.
	50	2030 sq. m.
	54	3912 sq. m.
	63	1514 sq. m.
	64	1988 sq. m.
	65	2721 sq. m.
	72	2931 sq. m.
	73	1744 sq. m.
	74	1716 sq. m.
	78	1578 sq. m.
	79	2379 sq. m.
	80	3994 sq. m.
	130	2694 sq. m.
	131	3018 sq. m.
	132	2370 sq. m.

All lots except 72, 73 and 74 are highly irregular in shape. The land is heavily treed with native species, gently undulating and seemingly well drained.

TITLE DETAILS:

We have not been provided with copies of individual Certificates of Title for the subject properties, and are therefore unable to quote Volume and Folio reference numbers. A copy of the relevant sheets in the Plan of Cluster Subdivision, being CS 1134, is appended to clarify the allotments involved in our assessment (*Appendix 3*).

We note that Lots 49 and 54 are affected by a substantial (10 metre) drainage easement, and Lot 80 is subject to a 3 metre easement for water supply purposes along the rear boundary.

Each allotment is entitled to share in the designated common property.

TOWN PLANNING:

We are advised by the Town Planner for the Shire of Kyneton that the property is not subject to a formal planning scheme and does not therefore have a designated zoning.

We are further advised that the allotments involved in our assessment carry approval for a single "holiday unit" to be erected on each, in accordance with a permit issued for the entire development in 1980.

We also note that a permit for the erection of detached houses was issued at the direction of the Administrative Appeals Tribunal in March 1988, subject to certain restrictive conditions, for 34 lots within the estate. This permit does not affect any of the subject allotments, but established a general precedent prior to the date of our assessment allowing permanent rather than purely "holiday" occupation.

SERVICES:

The following summary represents our understanding of the situation with respect to general services available to the subject properties as at the date of our assessment:

Electricity – Available, but subject to connection fees.

Water/Sewerage – The Kyneton Water Board advise that water and sewer are available at the entrance of the estate in Melville Drive. Internal reticulation is the responsibility of the land owner, and a substantial network has been installed by Woodleigh Heights Marketing Pty. Ltd. and its associated companies to service a time-share resort established on a large number of cluster allotments within the estate.

This system remains under the control of the operating company and has not vested in the Water Board. Any individual land owner would subsequently be required to negotiate with this company in order to obtain these services via the reticulation system currently installed. A contribution to the cost of this scheme would therefore undoubtedly be necessary, but cannot be accurately determined as no "standard levy" applies and would result from direct negotiation.

We are advised that the scheme currently installed does not meet existing Water Board standards and that the ability of the system to cope with additional users must be questioned, particularly in relation to usage by permanent occupiers.

The lots having frontage to Edgecombe Road could possibly tap directly into the Water Board mains, but this would be subject to Board approval and also require a contribution to headworks charges. We

understand from discussions with the Water Board that the current levy for water and sewerage is \$5,600 per lot.

Please note that the above conclusions have been reached from discussions with the Kyneton Water Board, and we have relied on their advice in making our assessment. Should further clarification be required we recommend the services of an engineering consultant be obtained, as the issues involved are beyond our usual sphere of expertise.

Roads – Melville Drive is bitumen sealed with gravel verges, and has been appropriated as a "public road". All other roads within the estate are unsealed, having loose gravel surfaces. They remain part of the common property, and maintenance is therefore the responsibility of land owners.

IMPROVEMENTS:

All subject allotments were vacant at the time of our assessment.

It is noted that construction of a dwelling has recently commenced on each of lots 130 and 131.

GENERAL COMMENTS:

The subject property comprises 18 vacant allotments ranging in size from 1514 sq. metres to 3994 sq. metres, being part of a large cluster subdivision on the northern outskirts of Kyneton. The subdivision provides a pleasant "semi-rural" environment with relatively large allotments, an abundance of trees and minimal surrounding development.

Our investigations indicate that each allotment is capable of being developed for residential purposes, with an A.A.T. decision in March 1988 allowing the erection of a dwelling on other lots within the estate

establishing a valid precedent. In order to obtain this approval however, it would be necessary to connect any dwelling to a reticulated water supply and sewerage disposal system, and although these systems are available within the estate, they are not under the control of the local Water Board. Any purchaser would therefore be required to negotiate with the private developer for connection rights to these systems, with inherent uncertainty over both permission being granted and the cost involved. The price obtainable for the subject allotments is obviously influenced by this uncertainty, and must be discounted for the likely cost involved in connection to services.

We understand that the vast majority of allotments within the estate are owned and operated by companies associated with "Club Woodleigh", a time share resort offering various facilities. The existence of the resort is considered to have a detrimental effect on the value of the allotments, with the estate entrance and nature of existing improvements following a particular theme not consistent with a residential subdivision. The privacy and "neighbourhood" implications of independent ownership within an integrated resort complex is also considered to be a disadvantage.

We further understand that at the time of our assessment, being October 1988, the time share resort developers had incurred substantial losses, and that presentation of the estate had suffered accordingly. Given this situation it is considered unlikely that the subject allotments would have been purchased for time-share related purposes by an independent organisation.

Under these circumstances, it is our opinion that the only parties with potential interest in buying the subject property would be:

- (a) Residential vacant land purchasers, recognising the inherent difficulties detailed in this report; or
- (b) A company associated with the existing time-share resort development.

VALUATION:

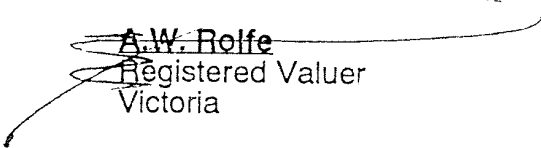
In accordance with our Terms of Reference, and noting all relevant information contained herein, we believe the subject property comprising 18 vacant cluster allotments, had a current market value as at October 12, 1988 of:

**ONE HUNDRED AND SEVENTEEN THOUSAND
DOLLARS**

(\$117,000)

which represents an average price per allotment of **\$6,500.**

This valuation is for the use only of the party to whom it is addressed and for no other purposes. No responsibility will be accepted to any third party who may use or rely on the whole or part of the content of this valuation.



~~A.W. Rolfe~~

~~Registered Valuer
Victoria~~

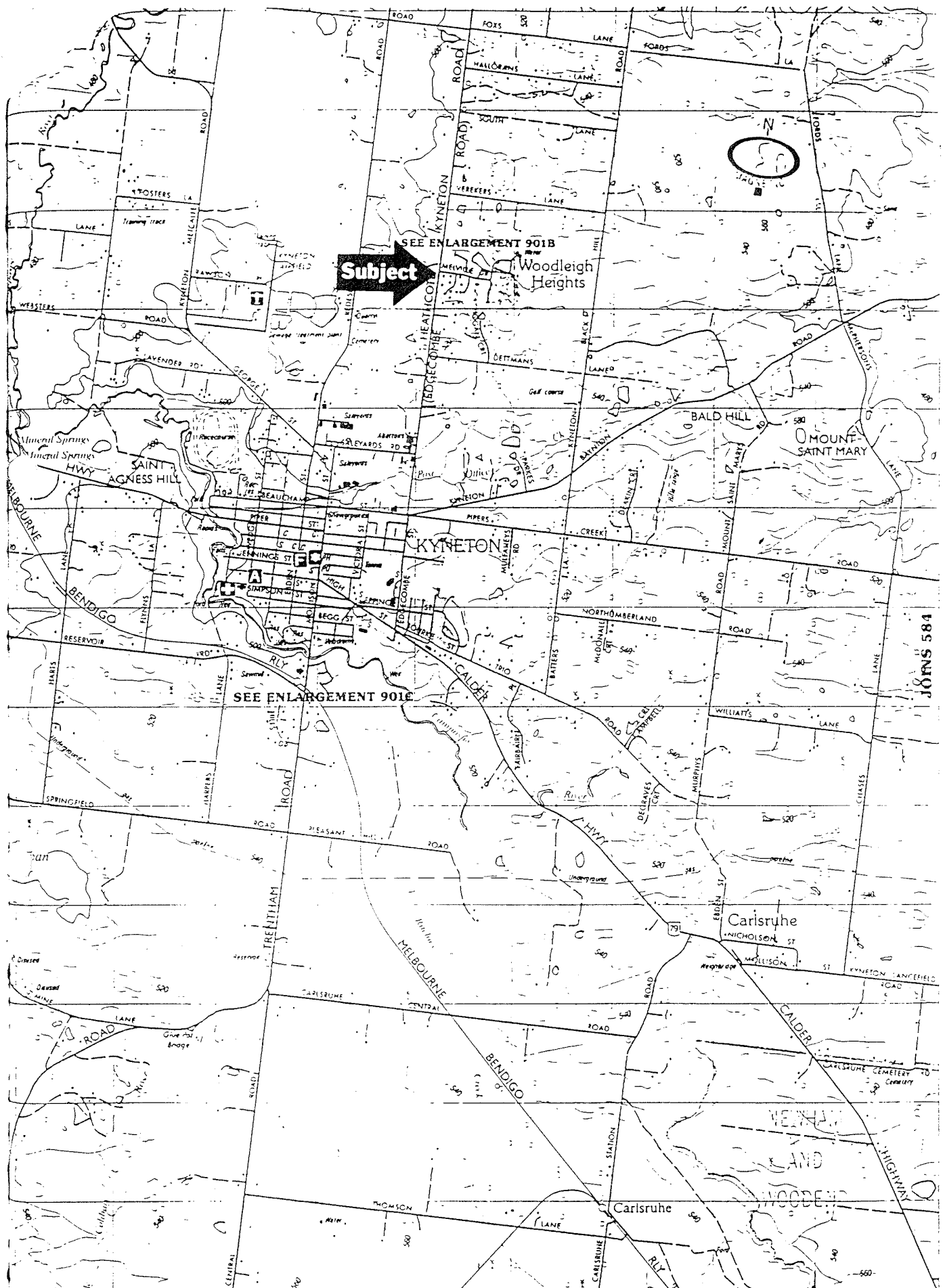
A.R.E.I.
A.V.L.E. (Val)



S. Norman
Registered Valuer
Victoria

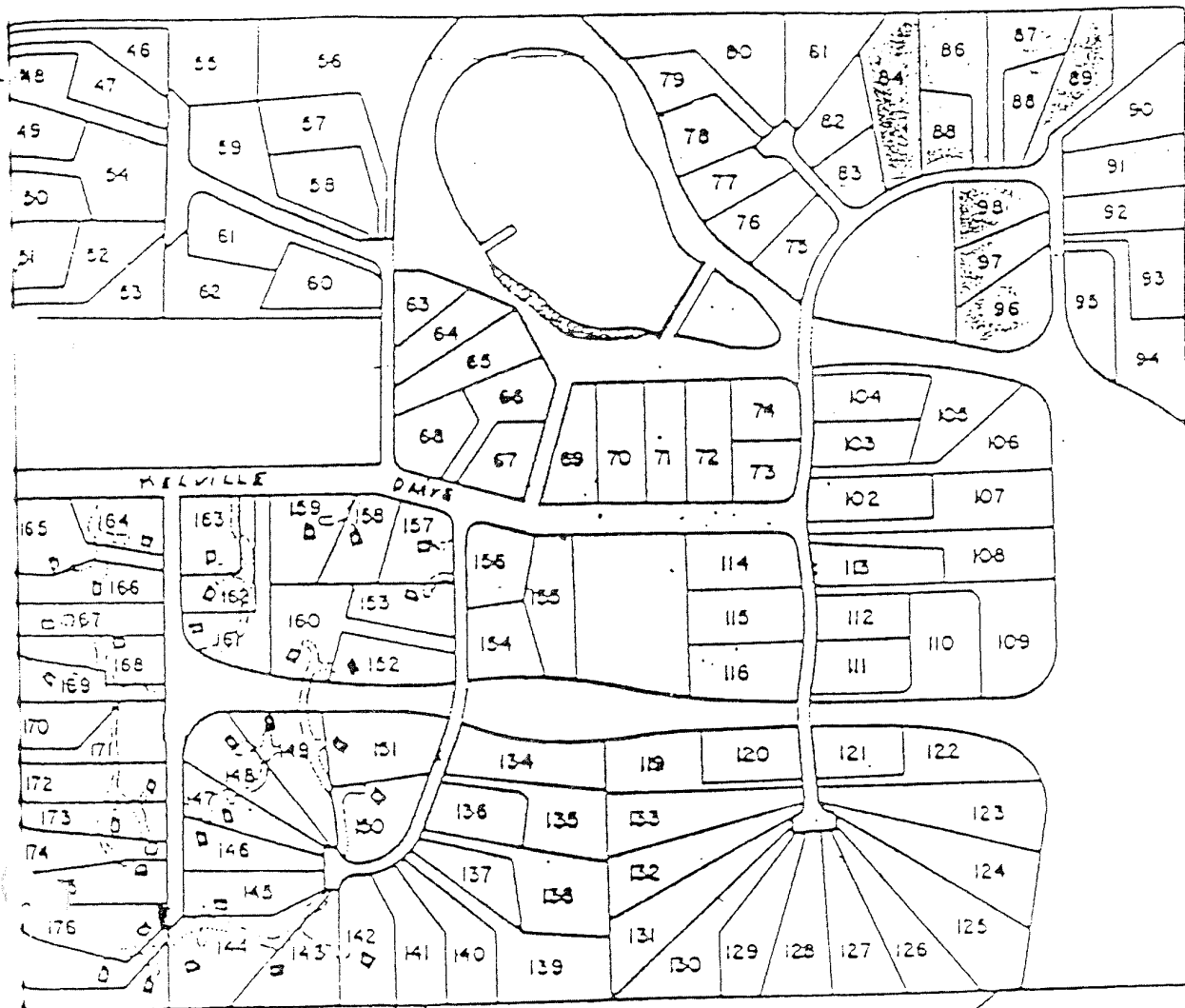
A.V.L.E. (Val)

APPENDIX 1



JOHN 584

APPENDIX 2



EDGECOMBE ROAD

Kyneton. Telephone (054) 22 2811.

APPENDIX 3

CS 113

14 SHEETS
SHEET 1

PLAN OF CLUSTER SUBDIVISION PANEL SHEET															
THE PARCEL THE WHOLE OF THE LAND DESCRIBED IN CERTIFICATES OF TITLE VOL. 9213 FOL. 492, VOL. 9213 FOL. 493, VOL. 9213 FOL. 495, VOL. 9213 FOL. 496, VOL. 9213 FOL. 497 AND VOL. 9213 FOL. 498 BEING PART OF CROWN PORTIONS 38 & 41 PARISH OF CARLSRUHE COUNTY OF DALHOUSIE		REGISTERED <i>James Harris</i> 9-5-79													
CERTIFICATION OF SURVEYOR I JAMES ALOYSIUS HARRIS, OF 882 WHITEHORSE ROAD, BOX HILL A SURVEYOR LICENSED UNDER THE LAND SURVEYORS ACT 1958 CERTIFY THAT THE SURVEY FROM WHICH THIS PLAN HAS BEEN PREPARED WAS EFFECTED BY ME OR UNDER MY IMMEDIATE DIRECTION AND SUPERVISION AND MARKED ON THE GROUND IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF AND UNDER THE LAND SURVEYORS ACT 1958. THAT THE CLASSIFICATION OF THIS SURVEY IS E 3; THAT EACH BOUNDARY OF EVERY PARCEL HAS BEEN MARKED ON THE GROUND BETWEEN THE 18th DAY OF JANUARY 1979 AND THE 2nd DAY FEBRUARY 1979 AND THAT THIS PLAN IS ACCURATE IN ALL RESPECTS. DATED THIS 2nd DAY OF FEBRUARY 1979 SIGNATURE <i>James Harris</i> LICENSED SURVEYOR		SEAL OF MUNICIPALITY AND ENDORSEMENT													
LITHO															
LAND APPROPRIATED OR SET APART <table border="1"> <thead> <tr> <th>PURPOSE</th> <th>LAND</th> </tr> </thead> <tbody> <tr> <td>PUBLIC ROAD</td> <td>SO DESCRIBED</td> </tr> <tr> <td>DRAINAGE</td> <td>(E-2), (E-4)</td> </tr> <tr> <td>WATER SUPPLY</td> <td>(E-3)</td> </tr> </tbody> </table>		PURPOSE	LAND	PUBLIC ROAD	SO DESCRIBED	DRAINAGE	(E-2), (E-4)	WATER SUPPLY	(E-3)	LAND SUBJECT TO EASEMENT <table border="1"> <thead> <tr> <th>LAND</th> <th>CERTIFICATE OF TITLE OR PLAN AND NATURE</th> </tr> </thead> <tbody> <tr> <td>(E-1)</td> <td>L.P. 121369 (DRAINAGE)</td> </tr> </tbody> </table>		LAND	CERTIFICATE OF TITLE OR PLAN AND NATURE	(E-1)	L.P. 121369 (DRAINAGE)
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DRAINAGE	(E-2), (E-4)														
WATER SUPPLY	(E-3)														
LAND	CERTIFICATE OF TITLE OR PLAN AND NATURE														
(E-1)	L.P. 121369 (DRAINAGE)														
		NOTATIONS THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LOTS AND LAND DESIGNATED "PUBLIC ROAD". THIS PLAN CONSISTS OF 14 SHEETS.													
		SHEET 1 COUNCIL REFERENCE NUMBER 2191 <i>James Harris</i> LICENSED SURVEYOR DATE 2nd Feb. 1979 SURVEYOR'S REFERENCE NUMBER 77169/C													

POSTED	<i>James Harris</i>
CHECKED	

SHEET 1

CS 113

CS1134

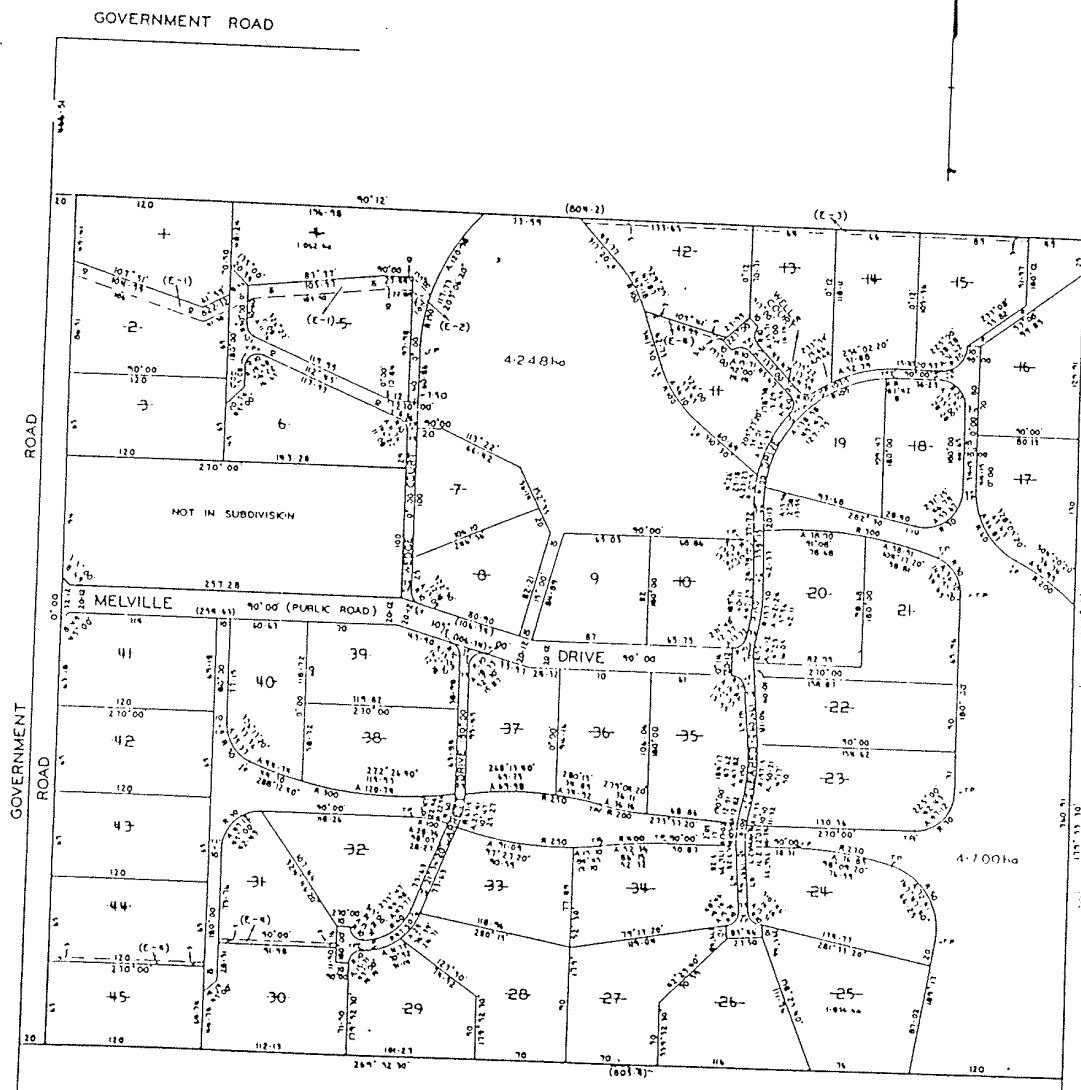
14 SHEETS
SHEET 2

PLAN OF CLUSTER SUBDIVISION
SUBDIVISION DETAIL SHEET

REGISTERED
9 AUG 1979

LITHO

SCALE
LENGTHS ARE IN METRES



LOTS 28-33(1) & 37-45(1) REDEVELOPED
ON 10-2-1982 SEE SHEET 3

LOTS 9, 6 & 8 REDEVELOPED ON
14-10-89. SEE SHEET 4

LOTS 20-23(1) & 16 REDEVELOPED
ON 17-10-1983 SEE SHEET 5

LOT 26 REDEVELOPED ON
10-8-84. SEE SHEET 6

LOTS 4 & 5 REDEVELOPED ON
20-9-84. SEE SHEET 7

LOTS 11, 13, 16 & 17 REDEVELOPED
ON 20-9-84. SEE SHEET 8

LOTS 24, 25, 34 & 35 REDEVELOPED
ON 20-9-84. SEE SHEET 9

LOTS 1 AND 2 REDEVELOPED
ON 7-2-85. SEE SHEET 10

LOT 7 REDEVELOPED ON
7-2-85. SEE SHEET 11

LOTS 10 AND 12 REDEVELOPED
ON 7-2-85. SEE SHEET 12

LOTS 14, 15 & 18 REDEVELOPED
ON 7-2-85. SEE SHEET 13

LOT 27 REDEVELOPED ON
7-2-85. SEE SHEET 14

SHEET 2
COUNCIL REFERENCE NUMBER 219
J. Morgan
LICENSED SURVEYOR
DATE 2nd FEB 1979
SURVEYOR'S REFERENCE NUMBER 77169/C

POSTED
CHECKED L. Morgan

14 SHEETS
SHEET 2

CS1134

CS 113

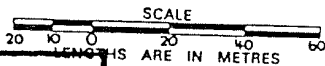
14 SHEETS
SHEET 10

PLAN OF CLUSTER RE DEVELOPMENT

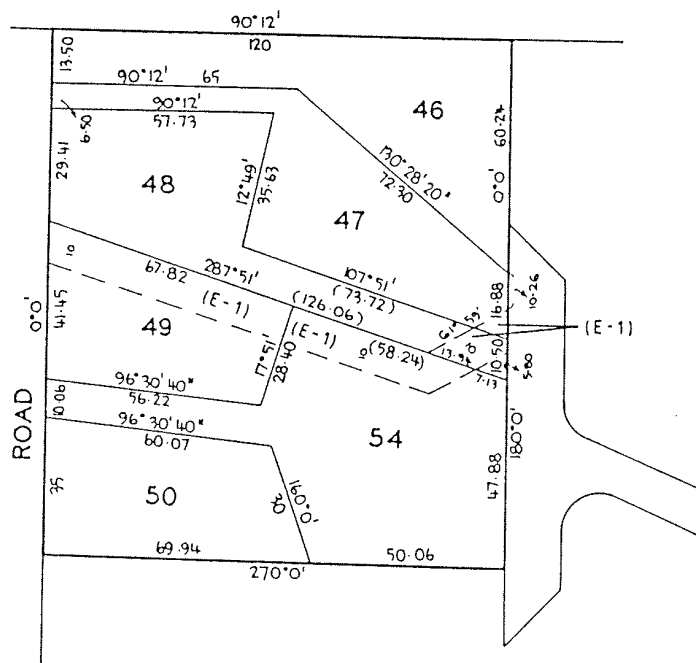
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM ON 7-2-1985

Orslack

SHEET 10
COUNCIL REFERENCE NUMBER 2784
K. Woodson
LICENSED SURVEYOR
DATE 9-5-85
SURVEYOR'S REFERENCE NUMBER 12365

POSTED
CHECKED *L. Morgan*

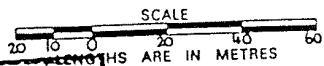
14 SHEETS
SHEET 10

CS 1134

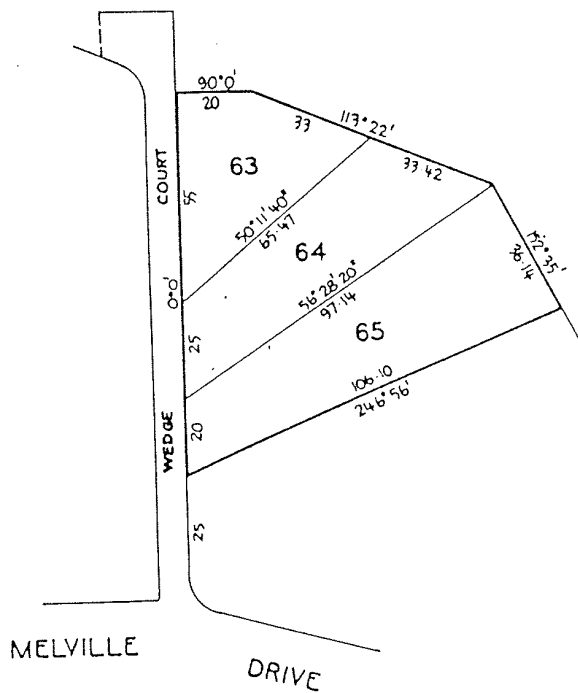
CS 1134

14 SHEETS
SHEET 11

PLAN OF CLUSTER RE DEVELOPMENT SUBDIVISION DETAIL SHEET	REGISTERED 9 AUG 1979
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UTM10



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM ON 7-2-1985

A. J. [Signature] (Title)

SHEET 11

COUNCIL REFERENCE NUMBER 2784

[Signature]
LICENSED SURVEYOR

DATE 3-5-83

SURVEYOR'S REFERENCE NUMBER 5236:5

POSTED
CHECKED [Signature]

14 SHEETS
SHEET 11

CS 1134

4311

71 SHEETS

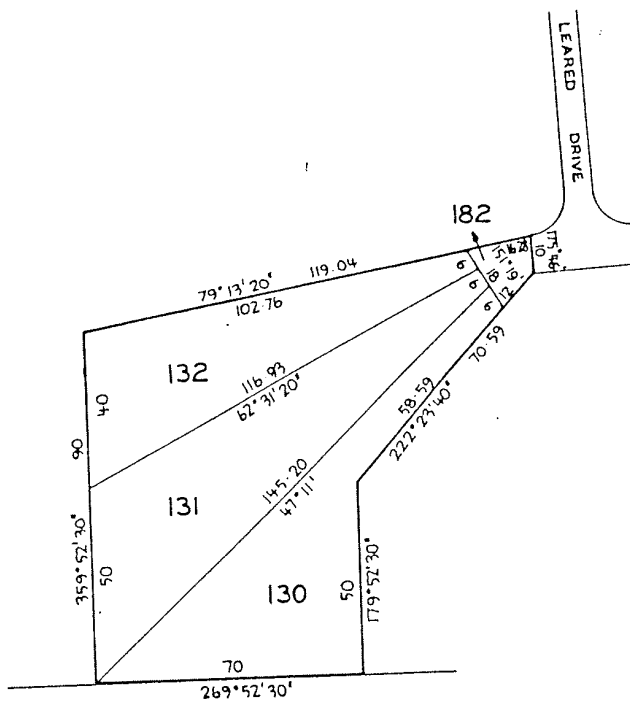
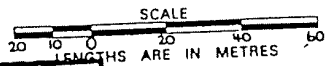
133HS

PLAN OF CLUSTER RE DEVELOPMENT

SUBDIVISION DETAIL SHEET

REGISTERED
9 AUG 1979

LITHO



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLE 6 ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9-00 A.M. ON 7-2-1985
grr

SHEET 14
COUNCIL REFERENCE NUMBER 2784.....

LICENSED SURVEYOR

DATE 9-5-83

SURVEYOR'S REFERENCE NUMBER 5236-5

POSTED
CHECKED

L. Morgan.

14 SHEETS

SHEET 14

CULTURE