



AGENDA

Special Council Meeting

19th October 2021

Notice of Meeting

A Special Council Meeting for the Shire of Yalgoo has been called for Tuesday the 19th October 2021 in the Council Chambers, 37 Gibbons Street, Yalgoo starting at 5:00pm.

A handwritten signature in blue ink, appearing to read "Ian Holland", is located to the left of the wavy line.



Ian Holland

CHIEF EXECUTIVE OFFICER

15th October 2021

Disclaimer:

The Shire of Yalgoo gives notice to members of the public that any decisions made at the meeting, can be revoked, pursuant to the Local Government Act 1995. Therefore members of the public should not rely on any decisions until formal notification in writing by Council has been received. Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

Contents

1	DECLARATION OF OPENING.....	3
2	ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE	4
3	DISCLOSURE OF INTERESTS	4
4	PUBLIC QUESTION TIME	4
5	PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS	4
6	NOTICE OF MATTERS TO BE DISCUSSED BEHIND CLOSED DOORS	4
7	APPLICATIONS FOR LEAVE OF ABSENCE	4
8	BUSINESS AS NOTIFIED	5
8.2	Temporary Pipe Lay Down Area	6
9	NEXT MEETING.....	9
10	MEETING CLOSURE.....	9

1 DECLARATION OF OPENING

The Chief Executive Officer welcomed those in attendance and declared the meeting open at _____.

1.1 SWEARING IN OF COUNCILLORS

In accordance with section 2.29 of the Local Government Act 1995 and Regulation 13 of the Local Government (Constitution) Regulations 1996 a person elected to the position of a council member must make a declaration of office prior to being able to act in that office.

The CEO will conduct the swearing in of new Councillors elected on Saturday the 16th of October 2021.

Local Government (Constitution) Regulations 1996

13. Oaths, affirmations and declarations (s. 2.29, 2.42)

- (1) For the purposes of sections 2.29 and 2.42 —

[(a), (b) deleted]

- (c) the form of declaration for a mayor, president, deputy mayor, deputy president or councillor is that in Form 7;
 - (d) the form of declaration for a commissioner is that in Form 8.
- (2) A declaration required by section 2.29 to be made by a person elected as a mayor or president is to be made before —
- (a) the immediate predecessor of the person in the office of mayor or president;
or
 - (b) an authorised person.
- (3) A declaration required by section 2.29 to be made by a person elected as a councillor, deputy mayor or deputy president is to be made before an authorised person.
- (4) A declaration required by section 2.42 to be made by a person appointed as a commissioner is to be made before an authorised person.
- (5) In this regulation —

authorised person means a person before whom a statutory declaration can be made under the *Oaths, Affidavits and Statutory Declarations Act 2005*.

1.2 ELECTION OF SHIRE PRESIDENT

The CEO will call for nominations for the position of Shire President.

1.3 ELECTION OF DEPUTYSHIRE PRESIDENT

The Shire President will call for nominations for the position of Deputy Shire President.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

APOLOGIES

LEAVE OF ABSENCE

3 DISCLOSURE OF INTERESTS

Councilors and Officers are reminded of the requirements of s5.65 of the Local Government Act 1995, to verbally disclose any interest during the meeting before the matter is discussed or to provide in writing the nature of the interest to the CEO before the meeting.

4 PUBLIC QUESTION TIME

REPONSES TO QUESTIONS TAKEN ON NOTICE

QUESTIONS TAKEN WITHOUT NOTICE

5 PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

6 NOTICE OF MATTERS TO BE DISCUSSED BEHIND CLOSED DOORS

7 APPLICATIONS FOR LEAVE OF ABSENCE

8 BUSINESS AS NOTIFIED

Purpose of Meeting – To consider for adoption

To Consider the disposal by lease of Lot 185 on P181557 and Lot 217 P034323 being 14 Shamrock Road and 27 Selwyn Street Yalgoo WA to APA Northern Goldfields Interconnect Pty Ltd and planning considerations.

It is proposed that the Meeting proceed behind closed doors in accordance with section 5.23(2) of the Local Government Act 1995, to consider item 8.1 confidentially as it relates to a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting (Section 5.23(2)(c)).

8.1 **CONFIDENTIAL ITEM** Lease of Lot 185 on P181557 and Lot 217 P034323 being 14 Shamrock Road and 27 Selwyn Street Yalgoo WA

Applicant:	Shire of Yalgoo
Date:	16/10/2021
Reporting Officer:	Ian Holland Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Proposed Lease Valuation provided by Griffin Valuations Clause 18 Mapping and Pipe Set down Area

OFFICERS RECOMMENDATION

That Council:

1. Endorse the attached lease, subject to initial planning approval, between the Shire of Yalgoo and APA Northern Goldfields Interconnect Pty Ltd over portions of Lot 185 on P181557 and Lot 217 P034323 being 14 Shamrock Road and 27 Selwyn Street Yalgoo WA.
2. Authorise the Shire President and Chief Executive Officer to execute all necessary documents to enable this transaction to be finalized.
3. Amend the 2021/22 Municipal Budget to include the \$30,000 income and a new capital item \$30,000 SHERP Land acquisition, variation \$30,000.

8.2 Temporary Pipe Lay Down Area

Applicant:	Shire of Yalgoo
Date:	16/10/2021
Reporting Officer:	Ian Holland Chief Executive Officer
Disclosure of Interest:	NIL
Attachments:	Mapping and Pipe Set down Area

SUMMARY

That Council consider the placement of a temporary pipe depot/set down area on Lot 217 P034323, 27 Selwyn Street Yalgoo WA and access track on Lot 185 on P181557, 14 Shamrock Road Yalgoo WA on land presumably leased (informed by the previous item) by APA Northern Goldfields Interconnect Pty Ltd.

COMMENT

At present the request only details fencing and a stockpile site for pipe berms and pipe infrastructure. It should be noted that a temporary site office or containers have also been suggested. These will be considered at a later stage when their location is known and may require firebreak or setback conditions.

The lots would be used for the following:

1. Construction of access from Shamrock Road
2. Earthworks including grading and levelling.
3. Construction of pipe berms for pipe storage.
4. Storage of any items required for construction of the Northern Goldfields Interconnect Pipeline, including but not limited to plant, machinery and equipment, pipes and fittings.
5. Construction, use and removal of temporary storage and office facilities, including temporary buildings and ablution facilities.
6. On completion of project, removal of all material and equipment and reinstating the area to its natural profile.

Lot 217 Shamrock Street is zoned residential and at present will only be used for access. Lot 185 is currently zoned for Council Recreation and is not currently in use.

Considering the existence of operational mine sites and tenements in close proximity the proposal is consistent with other uses.

Under the Planning and Development (Local Planning Schemes) Regulations 2015 which is reflected in the Local Planning Scheme, Schedule 2, Part 7 Clause 61 states that development approval is not required for works if – under item 17 of the applicable table – the Works are “Temporary Works” and they follow the condition that “The works are in existence for less than 48 hours, or a longer period agreed by the local government, in any 12-month period.

For this work to not require a development application the local government would be required to determine that 12 months is consistent with temporary works for the abovementioned project.

It should be noted that further checks such as building permits are not required as per the following extract from the Building Act 2011.

70. Buildings incidental to infrastructure

(1) A permit is not required for a building or an incidental structure that is, or is proposed to be, used in the construction, operation or maintenance of road, rail, port, harbour, airport, water, sewerage, electricity, oil or gas supply infrastructure.

(2) However, the permit requirement provisions apply to a building or an incidental structure of a kind mentioned in subsection (1) — (a) that is, or is proposed to be, a residential facility or a recreational facility; or (b) that members of the public normally use; or (c) to which members of the public are permitted access.

Should Council determine in this instance that 12 months is a suitable amount of time for temporary works with respect to the type and location of the works, it is worthwhile considering the effects and safety implications of the request.

It is proposed that in this one instance, and with regard to the APA pipeline project, that Council consider pipe infrastructure, pipe berms and other portable equipment being placed on Lot 185 for twelve (12) months as temporary works and not requiring development approval.

Further details will be required by Council for the consideration of temporary storage and office facilities, including temporary buildings and ablution facilities.

STATUTORY ENVIRONMENT

Local Government Act 1995

Planning Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Yalgoo Local Planning Scheme No. 2

POLICY/FINANCIAL IMPLCATIONS

NIL

VOTING REQUIREMENT

Simple Majority

OFFICERS RECOMMENDATION

That Council agrees to the temporary placement of the following structures on Lot 185 Plan 181557 for a 12 month period from a commencement date recorded by administration:

- Construction of pipe berms for pipe storage.
- Storage of any items required for construction of the Northern Goldfields Interconnect Pipeline, including but not limited to plant, machinery and equipment, pipes and fittings.

On the provision that the following is carried out as part of the site setup and placement.

1. Signage or a barrier is used to prevent access to the site by the public and dust suppression by water or another means is used to limit exposure to the townsite.
2. Regular checks are to be made of any containers left unattended if they are not fitted with a way to unlock them from the inside.
3. That APA assess the suitability of tie downs or ground support that would limit the structures movement in heavy rains.
4. Heavy vehicle movements through the Yalgoo townsite are not conducted during school bus times or more specifically for the 30min before and after the operating hours of the Yalgoo Primary School.

9 NEXT MEETING

The next Ordinary Meeting of Council is due to be held in the Council Chambers, Gibbons Street Yalgoo on Friday 29th of October commencing at 10.00am.

10 MEETING CLOSURE

There being no further business the Shire President declared the Ordinary meeting closed at _____

PUBLIC QUESTION TIME - FOR INFORMATION PURPOSES ONLY

The Shire of Yalgoo welcomes community participation during public question time of Council Meetings. The following is a summary of s5.24 of the Local Government Act 1995, the Local Government (Administration) Regulations 1996 and Shire Policy, to provide a guide for public question time.

To enable a prompt and detailed response to questions, members of the public are requested to lodge questions in writing to the Chief Executive Officer at least two days prior to a Council meeting. This can be done:

- a. In person at the Shire of Yalgoo Office, 37 Gibbons St, Yalgoo
- b. By emailing the Executive Support Officer pa@yalgoo.wa.gov.au
- c. By phoning the Executive Support Officer (08) 9962 8042

When registering a question members of the public will be required to provide the following for record keeping and response:

- a. Name, Address, Contact Number and Name of Organisation representing (if any)
- b. A written copy of the question to be asked at Public Question Time

It is recommended to arrive at the Council Meeting 15 minutes to commencement if you have not registered a question in advance.

The presiding Member will open Public Question Time where appropriate and, if necessary, provide a brief summary of the rules, regulations and procedures of Public Question Time.

1. The person asking the question is to state their name prior to asking the question.
2. Questions are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a question and the right to nominate a Councillor or Officer to answer.
3. In order to provide an opportunity for the greatest portion of the gallery to take advantage of question time, questions are to be as succinct as possible. Any preamble to questions should therefore be minimal and no debating of the issue between the Gallery, Councillors or Officers is permissible.
4. Where the Presiding Member rules that a member of the public is making a statement during public question time, then no answer is required to be given or recorded in response.
5. Questions which are considered inappropriate; offensive or otherwise not in good faith; duplicates or variations of earlier questions; relating to the personal affairs or actions of Council members or employees; will be refused by the Presiding Member as 'out of order' and will not be recorded in the minutes.

6. Questions from members of the public that do not comply with the Rules of Question Time or do not abide by a ruling from the Presiding Member, or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member or Council, or refuse to abide by any reasonable direction from the Presiding Member, will be ruled 'out of order' and the question will not be recorded in the minutes.
7. Answers to questions provided in good faith, however, unless reasonable prior written notice of the question is given, answers should not be relied upon as being totally comprehensive.
8. The priority for asking questions shall be firstly 'questions on which written notice has been given prior to the meeting' (that is, prior to 12 noon on the day immediately preceding the meeting) and secondly, 'questions from the floor'.
9. Public Question Time is set for a maximum period of 15 minutes, and will terminate earlier should no questions be forthcoming.
10. There are circumstances where it may be necessary to place limits on the asking of questions to enable all members of the public a fair and equitable opportunity to participate in Public Question Time. In these events the Presiding Member will apply the most appropriate limit for the circumstance. Generally each member of the public shall be provided a maximum two minutes time limit in the first instance, in which to ask a maximum of two questions (whether these are submitted 'in writing' or 'from the floor'). A question may include a request for the tabling of documents where these are relevant to an issue before Council.
11. Should there be time remaining on the initial period for Public Question Time (i.e. 15 minutes) after all members of the public have posed their initial allotment of two questions, the Presiding Member will then allow members of the public to sequentially (in accordance with the register) ask further questions (with necessary limits in place as discussed above if required) until the initial period for Public Question Time has expired.
12. Any extension to the initial period for Public Question Time is to be limited to a period that will allow sufficient time for any remaining members of the public to ask their initial allotment of two questions.
13. Where a question (compliant to these rules) is raised and is unable to be answered at the meeting, the question shall be 'taken on notice' with an answer being given at the next appropriate Council Meeting.
14. Where a member of the public submitting a question is not physically present at the meeting, those questions will be treated as an item of correspondence and will be answered in the normal course of business (and not be recorded in the minutes).

MATTERS FOR WHICH THE MEETING MAY BE CLOSED- FOR INFORMATION PURPOSES ONLY

Councillors are obliged to maintain the confidentiality of matters discussed when the meeting is closed.

The following legislative extracts were downloaded from www.legislation.wa.gov.au on 7 July 2021.

Local Government Act 1995

s5.23. Meetings generally open to the public

(1) Subject to subsection (2), the following are to be open to members of the public —

- (a) all council meetings; and
- (b) all meetings of any committee to which a local government power or duty has been delegated.

(2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —

- (a) a matter affecting an employee or employees; and
- (b) the personal affairs of any person; and
- (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and
- (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting; and
- (e) a matter that if disclosed, would reveal —
 - (i) a trade secret; or
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person,

where the trade secret or information is held by, or is about, a person other than the local government; and

- (f) a matter that if disclosed, could be reasonably expected to —

- (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law; or
 - (ii) endanger the security of the local government's property; or
 - (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety;
- and
- (g) information which is the subject of a direction given under section 23(1a) of the Parliamentary Commissioner Act 1971; and
 - (h) such other matters as may be prescribed.
- (3) A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.

s5.92 Access to information by council, committee members

- (1) A person who is a council member or a committee member can have access to any information held by the local government that is relevant to the performance by the person of any of his or her functions under this Act or under any other written law.
- (2) Without limiting subsection (1), a council member can have access to —
- (a) all written contracts entered into by the local government; and
 - (b) all documents relating to written contracts proposed to be entered into by the local government.

s5.93. Improper use of information

A person who is a council member, a committee member or an employee must not make improper use of any information acquired in the performance by the person of any of his or her functions under this Act or any other written law —

- (a) to gain directly or indirectly an advantage for the person or any other person; or
- (b) to cause detriment to the local government or any other person. Penalty: \$10 000 or imprisonment for 2 years.

Local Government (Model Code of Conduct) Regulations 2021

s.21 Disclosure of Information

(1) In this clause —

closed meeting means a council or committee meeting, or a part of a council or committee meeting, that is closed to members of the public under section 5.23(2) of the Act;

confidential document means a document marked by the CEO, or by a person authorised by the CEO, to clearly show that the information in the document is not to be disclosed;

document includes a part of a document;

non-confidential document means a document that is not a confidential document.

(2) A council member must not disclose information that the council member —

- (a) derived from a confidential document; or
- (b) acquired at a closed meeting other than information derived from a non-confidential document.

(3) Subclause (2) does not prevent a council member from disclosing information —

- (a) at a closed meeting; or
- (b) to the extent specified by the council and subject to such other conditions as the council determines; or
- (c) that is already in the public domain; or
- (d) to an officer of the Department; or
- (e) to the Minister; or
- (f) to a legal practitioner for the purpose of obtaining legal advice; or
- (g) if the disclosure is required or permitted by law.

ATTENDANCE - FOR INFORMATION PURPOSES ONLY

Local Government Act 1995

S2.25 Disqualification for failure to attend meetings

(1) A council may, by resolution, grant leave of absence, to a member.

- (2) Leave is not to be granted to a member in respect of more than 6 consecutive ordinary meetings of the council without the approval of the Minister, unless all of the meetings are within a period of 3 months.
- (3A) Leave is not to be granted in respect of —
 - (a) a meeting that has concluded; or
 - (b) the part of a meeting before the granting of leave.
- (3) The granting of the leave, or refusal to grant the leave and reasons for that refusal, is to be recorded in the minutes of the meeting.
- (4) A member who is absent, without obtaining leave of the council, throughout 3 consecutive ordinary meetings of the council is disqualified from continuing his or her membership of the council, unless all of the meetings are within a 2 month period.
- (5A) If a council holds 3 or more ordinary meetings within a 2 month period, and a member is absent without leave throughout each of those meetings, the member is disqualified if he or she is absent without leave throughout the ordinary meeting of the council immediately following the end of that period.
- (5) The non attendance of a member at the time and place appointed for an ordinary meeting of the council does not constitute absence from an ordinary meeting of the council —
 - (a) if no meeting of the council at which a quorum is present is actually held on that day; or
 - (b) if the non attendance occurs —
 - (i) while the member has ceased to act as a member after written notice has been given to the member under section 2.27(3) and before written notice has been given to the member under section 2.27(5); or
 - (ii) while proceedings in connection with the disqualification of the member have been commenced and are pending; or
 - (iiia) while the member is suspended under section 5.117(1)(a)(iv) or Part 8; or
 - (iii) while the election of the member is disputed and proceedings relating to the disputed election have been commenced and are pending.
- (6) A member who before the commencement of the Local Government Amendment Act 2009 section 5 was granted leave during an ordinary meeting of the council from which the member was absent is to be taken to have first obtained leave for the remainder of that meeting.

Urgent Business

General business will not be admitted to Council. In cases of urgency or other special circumstances, where a matter cannot or should not be deferred until the next meeting, urgent items may, with the consent of a majority of Elected Members present, be heard and dealt with. Any such business shall be in the form of a clear motion, and the President may require such a motion to be written and signed by the Councillor or officer proposing the motion or recommendation.

Deputations

Persons wishing to appear before Council or a Committee as a deputation should apply to the CEO at least one week before the date of the meeting, specifying the purpose of the deputation and the number of persons in the deputation. Deputations may be permitted at the discretion of the Presiding Member or by a resolution of the Council or Committee (as the case may not be). Not more than two members of a deputation may address the Council or Committee, except to answer questions from members of the Council or Committee.

A motion was mover by Cr _____ and seconded by Cr _____ to adjourn the meeting for lunch/a break and to reconvene at _____am/pm

Desktop Valuation Report

Land Asset

Located at

14 Shamrock Road, Yalgoo Western Australia

For Market Rental Value Purposes

Prepared for



16 September 2021

Regulated by RICS

Australian & International Valuation Solutions

Liability limited by a scheme approved under Professional Standards Legislation

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TABLE OF CONTENTS

	<i>Page No.</i>
EXECUTIVE SUMMARY	3
QUALIFICATIONS	5
INSTRUCTIONS	7
PURPOSE OF VALUATION	7
DATE OF VALUATION	7
LOCATION	7
IMPROVEMENTS	8
LEGAL DESCRIPTION & ENCUMBRANCES	8
BASIS OF VALUATION	8
VALUATION METHODOLOGY	8
TOWN PLANNING	9
ECONOMIC & MARKET OVERVIEW	10
MARKET RENTAL EVIDENCE	11
MARKET VALUE METHODOLOGY & CALCULATIONS	13
VALUATION ASSUMPTIONS	13
GOODS AND SERVICES TAX	13
ENVIRONMENTAL	14
DECLARATION & LIMITATIONS	15
VALUATION	16

EXECUTIVE SUMMARY

Instructions

In accordance with instructions received from Mr. Ian Holland, Chief Executive Officer, *Shire of Yalgoo*, Griffin Valuation Advisory has valued the *Land Asset* on the basis of *Market Rental Value*.

Purpose of Valuation

Griffin Valuation Advisory have prepared this Desktop Valuation Report specifically for Market Rental Value Purposes.

Date of Valuation

This Desktop Valuation Report is dated:

16 September 2021

Location

The *Land Asset* is located at:

- ❖ 14 Shamrock Road, Yalgoo Western Australia 6635

Valuation

The valuation amounts contained in this Desktop Valuation Report are exclusive of the 10% Goods & Services Tax (GST) and are in Australian Dollars (AUD), unless expressly stated otherwise.

Subject to the overriding stipulations contained within this Desktop Valuation Report completed by Griffin Valuation Advisory, the *Land Asset* is valued as follows.

Market Rental Value

\$ 21,000 (Per Annum Net)

Twenty-One Thousand Dollars (Per Annum Net).

This Desktop Valuation has been prepared by Mr. John Harvey, Principal Consultant | Asset Valuations. John has over 34 years combined professional property, plant, equipment, & infrastructure asset valuation experience and holds the following qualifications.

- ❖ Fellow Member of the Australian Property Institute (FAPI)
- ❖ API Certified Practicing Valuer
- ❖ Licensed Property Valuer in Western Australia (No.44074)
- ❖ Fellow Member of the Royal Institution of Chartered Surveyors (FRICS)
- ❖ Chartered Machinery Valuation Surveyor (RICS)
- ❖ RICS Registered Valuer

Declaration & Limitations

Griffin Valuation Advisory and their employees have no pecuniary interest in the outcome of this Desktop Valuation Report prepared for the *Shire of Yalgoo* or any subsidiaries.

This advice is prepared for internal purposes on the specific instructions of the *Shire of Yalgoo*. This advice should not be relied upon by anyone other than the *Shire of Yalgoo* whether for that purpose or otherwise.

Griffin Valuation Advisory accepts no responsibility to third parties nor does it contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our direct written consent before relying upon or referring to this report and we reserve our rights to review the content and context in which our advice is quoted or referred to in the event that our consent is given.

To any party relying on this Desktop Valuation Report Griffin Valuation Advisory advise that this executive summary must be read in conjunction with the body of the report which this executive summary forms part. This Desktop Valuation Report executive summary should not be relied upon in isolation for any other purpose, other than which this report is prepared.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

Valuations are current 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 any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

QUALIFICATIONS

The valuation amounts contained in our Desktop Valuation Report are exclusive of the 10% Goods & Services Tax (GST). All valuation amounts contained in our Desktop Valuation Reports are in Australian Dollars (AUD), unless expressly stated otherwise.

In accordance with our standard practice, our valuations are solely for the use of the instructing party and to whom it is addressed. We take no responsibility for any third party that relies on the whole or any part of our valuations.

We must point out that neither the whole nor any part of our valuations, or any reference to, may be included in any documents, circular or statement without our prior approval of the form and context to which they are to appear.

Our valuations are prepared on the basis that full disclosure of all information and facts which may affect the valuation have been made to us, and we cannot accept liability or responsibility whatsoever for the valuation unless such full disclosure has been made.

No deduction has been made from our valuation in respect of any outstanding amounts owing under any finance leases or hire purchase agreements. The subject equipment has been valued as being wholly owned and free of all encumbrances.

This valuation has been prepared on the basis that full disclosure of all information and facts which may effect the valuation has been made to us. *Griffin Valuation Advisory* do not accept any liability or responsibility whatsoever for the valuation if full disclosure has not been made. Furthermore, *Griffin Valuation Advisory* do not accept responsibility for any consequential error or defect in the valuation which has resulted from any error, omission or inaccuracy in data or information supplied by the client or its officers and agents.

In reaching our opinion, *Griffin Valuation Advisory* have utilised certain historical facts and relevant market data, available up to the date of our valuation. Our instructions did not require us to consider the effect of gains or losses, which may arise as a result of the future fluctuations in the property market. *Griffin Valuation Advisory* therefore, do not except responsibility whatsoever, for losses caused by such fluctuations.

Griffin Valuation Advisory are members of the Australian Property Institute Valuers Limited (APIV) Limited Liability Scheme, which complies with "Liability limited by a scheme approved under Professional Standards Legislation".

Market Movement, "This valuation is current as at the date of valuation. 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. Without limiting the generality of the above comment we do not assume any responsibility or accept any liabilities where this Desktop Valuation Report is relied after the expiration of three months from the date of the valuation."

Our valuation takes into account the assets in its present state and condition, based on information which has been supplied to us by our client, and researched from public records and any other information which we have been able to obtain from reasonable inquiry.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

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Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

Any delays caused by COVID 19 lockdown restrictions, is not deemed as a Force Majeure Event. In the event of any State or Federal Government mandated lockdown or travel restrictions impacting site inspections being able to be carried out, we will mutually agree with the client for an acceptable extension to the project timeline.

FORCE MAJEURE

Neither party will be held liable for any delay or failure to perform any of its obligations where such a failure is caused by a Force Majeure Event (other than the obligation to pay money) if, as soon as reasonably possible after the beginning of the Force Majeure Event the affected party gives a notice to the other party which complies with the following:

- (i) Specifies the obligations that the party cannot perform,
- (ii) Fully specifies the nature of the Force Majeure Event,
- (iii) Estimates a time by which the Force Majeure Event may cease, and
- (iv) Specifies the measures that are to be adopted to remedy or abate the Force Majeure Event.

The party prevented from performing its obligations due to the Force Majeure Event must:

- (i) Remedy the Force Majeure Event to the extent reasonably practicable and resume performance of the obligations as soon as reasonably possible, and
- (ii) Take all reasonable action to mitigate any losses that may be suffered by the other party as a result of the failure of the first mentioned party to carry out its obligations imposed by this Contract.

Where the Force Majeure Event prevents that Contractor from performing its obligations under the Contract, the Principal may obtain the Goods or Services from another source at its own cost.

An amendment to the Delivery Date or Service Completion Date (as relevant) is the Contractor's sole remedy for any delays resulting from a Force Majeure Event. The Contractor will not be entitled to payment of any damages, costs or expenses of the Contractor relating to the Force Majeure Event.

If the Force Majeure Event proceeds for a continuous period of 30 days or for successive periods totalling more than 30 days in a 60 day period, the Principal may, at its absolute discretion, terminate the Contract. In the event of such termination the Principal will not be liable to the Contractor for any Claims, liability or damage resulting directly or indirectly from the termination.

Neither the whole nor any part of this valuation nor any reference thereto may be included in any documents, circular or statement without our approval of the form and context in which it will appear.

Griffin Valuation Advisory

Griffin Valuation Advisory
Date: 20 September 2021 (Date of signing of report)
Ref: 125-21A

INSTRUCTIONS

In accordance with instructions received from Mr. Ian Holland, Chief Executive Officer, *Shire of Yalgoo*, Griffin Valuation Advisory has valued the *Land Asset* on the basis of *Market Rental Value*.

PURPOSE OF VALUATION

Griffin Valuation Advisory have prepared this Desktop Valuation Report specifically for Market Rental Value Purposes.

DATE OF VALUATION

This Desktop Valuation Report is dated 16 September 2021.

LOCATION

The subject property is located within the Yalgoo townsite located approximately 500 kilometres North, Northeast of Perth CBD.



Source Landgate

Site Identification:

Griffin Valuation Advisory has not sighted a Survey Plan however based upon information provided by the *Shire of Yalgoo*; we are satisfied that we have correctly identified the subject leased area.

Services and Amenities:

Electricity and Water are available within the vicinity of the subject Lot.

IMPROVEMENTS

Vacant Land only comprising of 21,182 m2 (2.1182ha)

LEGAL DESCRIPTION & ENCUMBRANCES

Title not searched.

Information from Landgate Map Viewer:

- Land is held in fee simple
- Lot 185 Plan 181557
- Land Area 2.1182 ha

BASIS OF VALUATION

Market Rental Value

Market Rental Value is defined as "The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion".

VALUATION METHODOLOGY

Highest and Best Use

The Market Value of the land has been determined based on highest and best use. This method involves sourcing comparable Rental Evidence of similar type properties within the same or similar localities as the subject. This method takes into consideration factors such as location, zoning, land area, development potential and topography. Comparisons can be made in many forms including straight comparison, or analysis on a rate per area.

Valuation Approaches

In order to estimate the price implied by the appropriate Basis of Value, the Valuer will need to apply one or more valuation approaches. A valuation approach or method refers to generally accepted analytical methodologies that are in common use.

Market Based Valuation Approaches include:

Market based valuations normally employ one or more of the valuation approaches by applying the economic principle of substitution, using market derived data. This principle holds that a prudent person would not pay more for a good or service than the cost of acquiring an equally satisfactory substitute good or service, in the absence of the complicating factors of time, greater risk, or inconvenience. The lowest cost of the best alternative, whether a substitute or the original, tends to establish Market Value.

Sales/Rentals Direct Comparison Approach

This comparative approach considers the Sale/Rental of similar or substitute properties and related market data and establishes a value estimate by processes involving comparison. In general, a property being valued is compared with Sales/Rentals of similar properties that have been transacted in the market. Listings and offerings may also be considered.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

Valuations are current 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 any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

Market Rental Value

The Market Rental Value for the subject Lease has been determined on the basis of comparable rental evidence with similar market characteristics where possible, taking into consideration the size, type of leased area, zoning, current use, quality of the improvements and the location.

Methodology Conclusions

In determining the current Market Rental Value of the property, Griffin Valuation Advisory has considered the Market Rental comparison approach on a per annum and per square metre basis, taking into consideration the location and permitted use. The market comparison method takes into consideration the current land use and characteristics of the subject property when compared to the Market Evidence.

TOWN PLANNING

The subject property lease area is zoned Residential R10 and located within the Local authority municipal boundaries of the Shire of Yalgoo. The specific asset has been valued in accordance with its permitted use as outlined within the relevant Planning Scheme No 2 including updates 25/01/2019.

ECONOMIC AND MARKET OVERVIEW ⁽¹⁾

Interest Rates

US and Australian yield curves have flattened since the previous edition of the Weekly, driven by rises at the front end of the curves and falls at the back end. The moves at the front end have been driven by traders bringing forward their expectations for central bank rate increases. US 10Y yields slipped on shifting expectations for Fed tightening and Aussie 10Y yields followed them lower. Assistant Governor Luci Ellis reaffirmed the RBA's commitment to accommodative monetary conditions but didn't use the phrase commonly repeated by the RBA that conditions for a cash rate hike are unlikely to be met until 2024 at the earliest. Following last week's bumper labour force report and a change in forecasts by several high-profile economists, market pricing for the first cash rate hike has shifted to as early as the second half of 2022.

Equities

The Aussie equity market has had a tough week and appears to be headed for its first weekly loss in six weeks. The ASX 200 opened sharply lower on Monday, dragged down by the poor close to last week in the US. The index bounced on Monday, again driven by moves on Wall Street. However, further losses midweek see the index trading almost 1% lower than this time last week. US equities, on the other hand, have rebounded after slumping last week. The market climbed as Fed Chair Jerome Powell and other influential members of the FOMC continued to signal that QE tapering is still some way off. News of a bipartisan agreement on an infrastructure package among US senators help S&P 500 and Nasdaq to their current record highs.

Domestic Economy

According to the preliminary report released by the ABS, seasonally adjusted retail sales ticked up by 0.1% in May. The report encompassed several days of the most recent lockdown in Victoria, which put a considerable drag on the numbers in that state. The 1.5% fall in the Garden State was offset by 1.5% gains in Queensland and Western Australia. Sector-wise, the rise in retail sales was led by food retailing, most probably due to strong increases ahead of the Victorian lockdown. Declines in household goods as well as clothing, footwear and personal accessory retailing were the major offsets, likely reflecting trade restrictions in Victorian physical stores.

Payroll Jobs and Wages (f/e 5 Jun) Payroll

jobs declined by 0.9% (unadjusted) in the 14 days ending on 5 June, which followed a 0.4% gain in the previous fortnight. Jobs fell across all states, with most industries seeing a decline. The fall was led by Victoria, where another lockdown saw a 10.2% drop in jobs in accommodation and food services. Overall, jobs fell 2.1% in the Garden State in the fortnight. Western Australia recorded a 0.6% decline in total jobs but continues to lead other states in terms of the post-COVID jobs recovery. Payroll wages fell by 1.6% in the fortnight and Victoria again saw the largest decline, with a 2.8% drop. Western Australia total wages fell by 1.0%

(8) Source: Western Australian Treasury Corporation 25 June 2021

MARKET RENTAL EVIDENCE

Rental Evidence Availability

This Desktop Valuation Report is based on information and Market Rental Evidence reasonably available to us at the date of valuation in accordance with standard valuation practice.

In some cases, the latest available Rental Evidence is provided verbally by real estate agents and other industry sources. It is specifically assumed that the information received by such sources in these instances is factually accurate.

Goods and Services Tax Status

In analysing Sales Evidence relied upon in undertaking this Desktop Valuation Report, we have attempted to ascertain whether or not the Sale and Rental prices are inclusive or exclusive of the Goods and Services Tax (GST). In regard to Sales & Rental Evidence, the Land Titles Offices (Landgate) in Western Australia, do not currently differentiate between or record whether or not the sale price is inclusive or exclusive of the GST. Where we have not been able to verify whether or not the GST is included, then we have assumed that it is inclusive of any GST payable. Should this not be the case, we reserve the right to amend this Desktop Valuation Report.

Privacy Issues

Due to privacy laws and or confidentiality agreements, we may not have been able to access personal details or parties involved in the transactions considered in connection with the preparation of this Desktop Valuation Report. Where this information is not available, we may not be able to confirm whether such dealings are arm's length transactions. This Desktop Valuation Report has been prepared assuming any such transactions are on an arm's length basis.

We further note that due to privacy laws and or confidentiality agreements, we may not have had access to information on recent transactions which have not yet become public knowledge. In the event that other transactions have taken place, this information may affect our opinion and we reserve the right to amend this Desktop Valuation Report.

Rental Evidence Vacant and to Let

Detailed as follows is a summary of properties currently for lease and leased whose evidence we have relied on in assessing the current Market Rental Value of the subject properties. Some of these properties have been inspected whilst others are based on information provided by various agents. We have made sufficient enquires to verify the Rental Evidence and made comparisons and adjustments with the subject properties to arrive at our final valuation.

Leasehold Vacant Land Evidence:

#14 Kerosene Lane, Baldivis WA 6171



Asking Rental:	\$ 31,200 per annum net
Date:	March 2021
Land Area:	50,600m ²
Description:	Vacant land
Analysis:	Shows an overall rate for Land \$ 0.62/m ² per annum net

Comments: Regular shaped vacant Lot with Council approval for the storage of heavy vehicles, landscaping supplies, located close to Kwinana freeway. No Services.

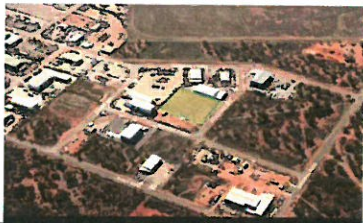
#2 North Court, Horricks Beach Horricks WA 6535



Rental:	\$ 20,151 per annum net
Date:	August 2014
Land Area:	19,313m ²
Description:	Retail Outlet
Analysis:	Shows \$ 1.04/m ² per annum net

Comments: Well-located established caravan park with ocean frontage. Improvements include powered caravan bays, cabins, toilet facilities, managers. The Shire of Northampton advise there has been no increase in the ground rent since 2014.

3 5 Stockland Way, Kalgoorlie WA 6430



Lease	\$23,100 pa annum net
Date:	September 2021
Land Area:	3,300m ²
Description:	Ground Lease
Analysis:	Shows \$ 7,m ² pa

Comments: Located on the industrial fringe of Kalgoorlie, regular shaped level Lot leased for 12 months smaller lot better located than subject.

#4 621 Gngara Road, Gngara WA 6077



Asking Rental:	\$ 20,000 per annum net
Date:	May 2021
Land Area:	34,700m ² (3.47Ha)
Description:	Vacant Land
Analysis:	Shows asking rental of \$ 5,763 per ha per annum net (57C per m ²)

Comments: Regular shaped level Lot zoned rural with multiple uses within close proximity to the Perth CBD.No services.

#5 1538 Pyramid Road, Karratha Industrial Estate WA 6714



Asking Rental:	\$ 37,200 per annum net
Date:	June 2021
Land Area:	4,289m ²
Description:	Vacant Land
Analysis:	Shows asking rental of \$ 8.62 per m ²

Comments: Regular shaped vacant Lot located within an established industrial location. The land is for commercial use as a lay down yard. Smaller Lot size better location and utility not comparable.

MARKET VALUE METHODOLOGY & CALCULATIONS

The Market Rental Value of the subject property has been determined based on as near comparable Rental Evidence of similar type rental properties within as near similar locality as the subject. This method of valuation is referred to as the Direct Comparison Approach that takes into consideration factors such as location, condition, and lettable area. Comparisons can be made in many forms including straight comparison or analysis on a rate per area (m2) basis.

Griffin Valuation Advisory have determined the net Market Rental Value of the specific properties on the basis of Vacant Possession and to Let.

Rental Value Calculations

We have been unable to source directly comparable Market Rental Evidence for the subject leased area from within Yalgoo. We have therefore sourced our evidence from country locations within Western Australia. In determining the final assessment of the ground lease, it has been necessary to adjust the relevant Market Evidence to reflect the location, zoning and restricted use of the subject lease area.

We have been advised that the subject lease area is to be occupied for a period of 12 months with a further option of 3 months for the purpose of a gas pipe lay down yard.

The best available Rental Evidence that we have been able to obtain (as outlined above), indicates a range of between \$ 0.57 cents to \$ 8.62 per m2 per annum for varying lease areas.

Given the location of the subject, lease area, location, and zoning, we are of the opinion that a current ground rental as is of \$ 1 per m2 per annum would be an appropriate commencement ground rental, exclusive of all outgoings.

21,182m2 @ \$ 1 /m2 \$ 21,182

Adopt \$ 21,000 per annum plus outgoings.

VALUATION ASSUMPTIONS

Griffin Valuation Advisory has not completed a physical inspection of the properties. Our valuation has been based on the information provided by the client.

Should further information be supplied after this Desktop Valuation Report has been completed resulting in a significant variation to our original valuation, Griffin Valuation Advisory reserve the right to amend our valuation amounts accordingly.

Real Estate values vary from time to time in response to changing market circumstances and it should therefore be noted that this valuation is based on information available at the date of valuation. No warranty can be given as to the maintenance of this value into the future. It is therefore recommended that the valuation be reviewed periodically.

GOODS AND SERVICES TAX

The Goods and Services Tax (GST) was introduced on the 1 July 2000, at which time rental payments for commercial leases are generally subject to the GST, except where deferred under transitional provisions which would expire on the 1 July 2005, at which time all commercial rental payments would be subject to the GST.

GST Liability

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

1. Whether the vendor is registered for GST,
2. Whether the real property was sold as part of conducting an "enterprise",
3. If the sale of the real property can be classified as the sale of a "going concern", and
4. For residential property whether the real property has previously been sold.

Griffin Valuation Advisory recommend that clients seek further information regarding the nature of the transaction, the parties involved and confirmation from a professional qualified accountant, in relation to any potential GST liability.

GST Basis of Valuation

The valuation amounts provided within this Desktop Valuation Report are exclusive of the 10% GST and assumes that there is no GST payable on the Sale/Rental of the real property.

ENVIRONMENTAL

Site Contamination

As a consequence of the Contamination Sites Act 2003, a public register is now maintained in Western Australia on land that has been classified as being either contaminated or requires remedial work. Griffin Valuation Advisory has searched the register and as at the date of our valuation the subject land was not classified as being contaminated or requiring remedial work.

Native Title ⁽²⁾

Native title is the recognition in Australian law that some Indigenous people continue to hold rights to their lands and waters, which come from their traditional laws and customs. Native title exists as a bundle of rights and interests in relation to land and waters where the following conditions are met:

- *the rights and interest are possessed under the traditional laws currently acknowledged and the traditional customs currently observed by the relevant Indigenous people*
- *those Indigenous people have a 'connection' with the area in question by those traditional laws and customs; and*
- *the rights and interests are recognised by the common law of Australia.*

The Australian legal system does not recognise native title rights in some areas where things have been done that extinguish native title. These areas include:

- *residential freehold*
- *farms held in freehold*
- *pastoral or agricultural leases that grant exclusive possession*
- *residential, commercial or community purpose leases*
- *public works like roads, schools or hospitals*

As at the date of valuation, Griffin Valuation Advisory were unable to fully establish if any native title claim exists on the land.

(2) Source: Native Title Tribunal (www.nntt.gov.au)

DECLARATION & LIMITATIONS

Griffin Valuation Advisory and their employees have no pecuniary interest in the outcome of this Desktop Valuation Report prepared for the *Shire of Yalgoo* or any subsidiaries.

This advice is prepared for internal purposes on the specific instructions of the *Shire of Yalgoo*. This advice should not be relied upon by anyone other than the *Shire of Yalgoo* whether for that purpose or otherwise.

Griffin Valuation Advisory accepts no responsibility to third parties nor does it contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our direct written consent before relying upon or referring to this report and we reserve our rights to review the content and context in which our advice is quoted or referred to in the event that our consent is given.

Coronavirus (COVID-19) Market Clause

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Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

VALUATION

The valuation amounts contained in this Desktop Valuation Report are exclusive of the 10% Goods & Services Tax (GST) and are in Australian Dollars (AUD), unless expressly stated otherwise.

Subject to the overriding stipulations contained within this Desktop Valuation Report completed by Griffin Valuation Advisory, the *Land Asset* is valued as follows.

Market Rental Value

\$ 21,000 (Per Annum Net)

Twenty-One Thousand Dollars (Per Annum Net).

This Desktop Valuation has been prepared by Mr. John Harvey, Principal Consultant | Asset Valuations. John has over 34 years combined professional property, plant, equipment, & infrastructure asset valuation experience and holds the following qualifications.

- ❖ Fellow Member of the Australian Property Institute (FAPI)
- ❖ API Certified Practicing Valuer
- ❖ Licensed Property Valuer in Western Australia (No.44074)
- ❖ Fellow Member of the Royal Institution of Chartered Surveyors (FRICS)
- ❖ Chartered Machinery Valuation Surveyor (RICS)
- ❖ RICS Registered Valuer



John Harvey FRICS FAPI (Val) (P&M)
RICS Registered Valuer | API Certified Practising Valuer
Principal Consultant | Asset Valuations

Desktop Valuation Report

Land Asset

Located at

27 Selwyn Street, Yalgoo Western Australia

For Market Rental Value Purposes

Prepared for



16 September 2021

Regulated by RICS

Australian & International Valuation Solutions

Liability limited by a scheme approved under Professional Standards Legislation

Griffin Valuation Advisory

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TABLE OF CONTENTS

	<i>Page No.</i>
EXECUTIVE SUMMARY	3
QUALIFICATIONS	5
INSTRUCTIONS	7
PURPOSE OF VALUATION	7
DATE OF VALUATION	7
LOCATION	7
IMPROVEMENTS	8
LEGAL DESCRIPTION & ENCUMBRANCES	8
BASIS OF VALUATION	8
VALUATION METHODOLOGY	8
TOWN PLANNING	9
ECONOMIC & MARKET OVERVIEW	10
MARKET RENTAL EVIDENCE	11
MARKET VALUE METHODOLOGY & CALCULATIONS	13
VALUATION ASSUMPTIONS	13
GOODS AND SERVICES TAX	13
ENVIRONMENTAL	14
DECLARATION & LIMITATIONS	15
VALUATION	16

EXECUTIVE SUMMARY

Instructions

In accordance with instructions received from Mr. Ian Holland, Chief Executive Officer, *Shire of Yalgoo*, Griffin Valuation Advisory has valued the *Land Asset* on the basis of *Market Rental Value*.

Purpose of Valuation

Griffin Valuation Advisory have prepared this Desktop Valuation Report specifically for Market Rental Value Purposes.

Date of Valuation

This Desktop Valuation Report is dated:

16 September 2021

Location

The *Land Asset* is located at:

- ❖ 27 Selwyn Street, Yalgoo Western Australia 6635

Valuation

The valuation amounts contained in this Desktop Valuation Report are exclusive of the 10% Goods & Services Tax (GST) and are in Australian Dollars (AUD), unless expressly stated otherwise.

Subject to the overriding stipulations contained within this Desktop Valuation Report completed by Griffin Valuation Advisory, the *Land Asset* is valued as follows.

Market Rental Value

\$ 34,000 (Per Annum Net)

Thirty-Four Thousand Dollars (Per Annum Net)

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This advice is prepared for internal purposes on the specific instructions of the *Shire of Yalgoo*. This advice should not be relied upon by anyone other than the *Shire of Yalgoo* whether for that purpose or otherwise.

Griffin Valuation Advisory accepts no responsibility to third parties nor does it contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our direct written consent before relying upon or referring to this report and we reserve our rights to review the content and context in which our advice is quoted or referred to in the event that our consent is given.

To any party relying on this Desktop Valuation Report Griffin Valuation Advisory advise that this executive summary must be read in conjunction with the body of the report which this executive summary forms part. This Desktop Valuation Report executive summary should not be relied upon in isolation for any other purpose, other than which this report is prepared.

Coronavirus (COVID-19) Market Clause

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Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

QUALIFICATIONS

The valuation amounts contained in our Desktop Valuation Report are exclusive of the 10% Goods & Services Tax (GST). All valuation amounts contained in our Desktop Valuation Reports are in Australian Dollars (AUD), unless expressly stated otherwise.

In accordance with our standard practice, our valuations are solely for the use of the instructing party and to whom it is addressed. We take no responsibility for any third party that relies on the whole or any part of our valuations.

We must point out that neither the whole nor any part of our valuations, or any reference to, may be included in any documents, circular or statement without our prior approval of the form and context to which they are to appear.

Our valuations are prepared on the basis that full disclosure of all information and facts which may affect the valuation have been made to us, and we cannot accept liability or responsibility whatsoever for the valuation unless such full disclosure has been made.

No deduction has been made from our valuation in respect of any outstanding amounts owing under any finance leases or hire purchase agreements. The subject equipment has been valued as being wholly owned and free of all encumbrances.

This valuation has been prepared on the basis that full disclosure of all information and facts which may effect the valuation has been made to us. *Griffin Valuation Advisory* do not accept any liability or responsibility whatsoever for the valuation if full disclosure has not been made. Furthermore, *Griffin Valuation Advisory* do not accept responsibility for any consequential error or defect in the valuation which has resulted from any error, omission or inaccuracy in data or information supplied by the client or its officers and agents.

In reaching our opinion, *Griffin Valuation Advisory* have utilised certain historical facts and relevant market data, available up to the date of our valuation. Our instructions did not require us to consider the effect of gains or losses, which may arise as a result of the future fluctuations in the property market. *Griffin Valuation Advisory* therefore, do not except responsibility whatsoever, for losses caused by such fluctuations.

Griffin Valuation Advisory are members of the Australian Property Institute Valuers Limited (APIV) Limited Liability Scheme, which complies with "Liability limited by a scheme approved under Professional Standards Legislation".

Market Movement, "This valuation is current as at the date of valuation. 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. Without limiting the generality of the above comment we do not assume any responsibility or accept any liabilities where this Desktop Valuation Report is relied after the expiration of three months from the date of the valuation."

Our valuation takes into account the assets in its present state and condition, based on information which has been supplied to us by our client, and researched from public records and any other information which we have been able to obtain from reasonable inquiry.

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- (i) Specifies the obligations that the party cannot perform,
- (ii) Fully specifies the nature of the Force Majeure Event,
- (iii) Estimates a time by which the Force Majeure Event may cease, and
- (iv) Specifies the measures that are to be adopted to remedy or abate the Force Majeure Event.

The party prevented from performing its obligations due to the Force Majeure Event must:

- (i) Remedy the Force Majeure Event to the extent reasonably practicable and resume performance of the obligations as soon as reasonably possible, and
- (ii) Take all reasonable action to mitigate any losses that may be suffered by the other party as a result of the failure of the first mentioned party to carry out its obligations imposed by this Contract.

Where the Force Majeure Event prevents that Contractor from performing its obligations under the Contract, the Principal may obtain the Goods or Services from another source at its own cost.

An amendment to the Delivery Date or Service Completion Date (as relevant) is the Contractor's sole remedy for any delays resulting from a Force Majeure Event. The Contractor will not be entitled to payment of any damages, costs or expenses of the Contractor relating to the Force Majeure Event.

If the Force Majeure Event proceeds for a continuous period of 30 days or for successive periods totalling more than 30 days in a 60 day period, the Principal may, at its absolute discretion, terminate the Contract. In the event of such termination the Principal will not be liable to the Contractor for any Claims, liability or damage resulting directly or indirectly from the termination.

Neither the whole nor any part of this valuation nor any reference thereto may be included in any documents, circular or statement without our approval of the form and context in which it will appear.

Griffin Valuation Advisory

Griffin Valuation Advisory
Date: 20 September 2021 (Date of signing of report)
Ref: 125-21A

INSTRUCTIONS

In accordance with instructions received from Mr. Ian Holland, Chief Executive Officer, *Shire of Yalgoo*, Griffin Valuation Advisory has valued the *Land Asset* on the basis of *Market Rental Value*.

PURPOSE OF VALUATION

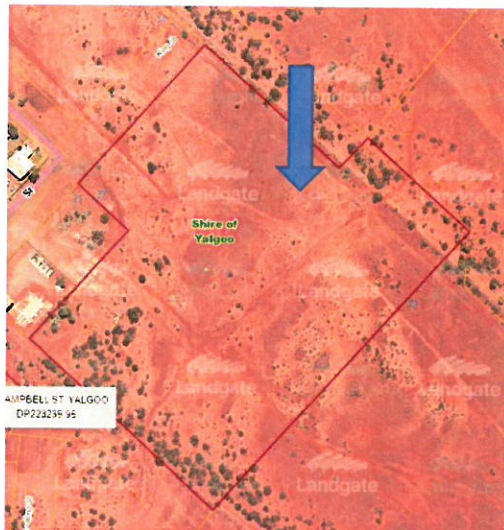
Griffin Valuation Advisory have prepared this Desktop Valuation Report specifically for Market Rental Value Purposes.

DATE OF VALUATION

This Desktop Valuation Report is dated 16 September 2021.

LOCATION

The subject property is located within the Yalgoo townsite located approximately 500 kilometres North, Northeast of Perth CBD.



Source Landgate

Site Identification:

Griffin Valuation Advisory has not sighted a survey plan however based upon information provided by the *Shire of Yalgoo*; we are satisfied that we have correctly identified the subject leased area.

Services and Amenities:

Electricity and Water are available within the vicinity of the subject Lot.

IMPROVEMENTS

Vacant Land only comprising of 53,586m² (5.3586 ha)

LEGAL DESCRIPTION & ENCUMBRANCES

Title not searched.

Information from Landgate Map Viewer:

- Land is held in fee simple
- Lot 217 Plan 034323
- Land Area 5.3586 ha

BASIS OF VALUATION

Market Rental Value

Market Rental Value is defined as "The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion".

VALUATION METHODOLOGY

Highest and Best Use

The Market Value of the land has been determined based on highest and best use. This method involves sourcing comparable Rental Evidence of similar type properties within the same or similar localities as the subject. This method takes into consideration factors such as location, zoning, land area, development potential and topography. Comparisons can be made in many forms including straight comparison, or analysis on a rate per area.

Valuation Approaches

In order to estimate the price implied by the appropriate Basis of Value, the Valuer will need to apply one or more valuation approaches. A valuation approach or method refers to generally accepted analytical methodologies that are in common use.

Market Based Valuation Approaches include:

Market based valuations normally employ one or more of the valuation approaches by applying the economic principle of substitution, using market derived data. This principle holds that a prudent person would not pay more for a good or service than the cost of acquiring an equally satisfactory substitute good or service, in the absence of the complicating factors of time, greater risk, or inconvenience. The lowest cost of the best alternative, whether a substitute or the original, tends to establish Market Value.

Sales/Rentals Direct Comparison Approach

This comparative approach considers the Sale/Rental of similar or substitute properties and related market data and establishes a value estimate by processes involving comparison. In general, a property being valued is compared with Sales/Rentals of similar properties that have been transacted in the market. Listings and offerings may also be considered.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

Valuations are current 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 any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

Market Rental Value

The Market Rental Value for the subject Lease has been determined on the basis of comparable rental evidence with similar market characteristics where possible, taking into consideration the size, type of leased area, zoning, current use, quality of the improvements and the location.

Methodology Conclusions

In determining the current Market Rental Value of the property, Griffin Valuation Advisory has considered the Market Rental comparison approach on a per annum and per square metre basis, taking into consideration the location and permitted use. The market comparison method takes into consideration the current land use and characteristics of the subject property when compared to the Market Evidence.

TOWN PLANNING

The subject property lease area is zoned Recreation and located within the Local authority municipal boundaries of the Shire of Yalgoo. The specific asset has been valued in accordance with its permitted use as outlined within the relevant Planning Scheme No 2 including updates 25/01/2019.

ECONOMIC AND MARKET OVERVIEW ⁽¹⁾

Interest Rates

US and Australian yield curves have flattened since the previous edition of the Weekly, driven by rises at the front end of the curves and falls at the back end. The moves at the front end have been driven by traders bringing forward their expectations for central bank rate increases. US 10Y yields slipped on shifting expectations for Fed tightening and Aussie 10Y yields followed them lower. Assistant Governor Luci Ellis reaffirmed the RBA's commitment to accommodative monetary conditions but didn't use the phrase commonly repeated by the RBA that conditions for a cash rate hike are unlikely to be met until 2024 at the earliest. Following last week's bumper labour force report and a change in forecasts by several high-profile economists, market pricing for the first cash rate hike has shifted to as early as the second half of 2022.

Equities

The Aussie equity market has had a tough week and appears to be headed for its first weekly loss in six weeks. The ASX 200 opened sharply lower on Monday, dragged down by the poor close to last week in the US. The index bounced on Monday, again driven by moves on Wall Street. However, further losses midweek see the index trading almost 1% lower than this time last week. US equities, on the other hand, have rebounded after slumping last week. The market climbed as Fed Chair Jerome Powell and other influential members of the FOMC continued to signal that QE tapering is still some way off. News of a bipartisan agreement on an infrastructure package among US senators help S&P 500 and Nasdaq to their current record highs.

Domestic Economy

According to the preliminary report released by the ABS, seasonally adjusted retail sales ticked up by 0.1% in May. The report encompassed several days of the most recent lockdown in Victoria, which put a considerable drag on the numbers in that state. The 1.5% fall in the Garden State was offset by 1.5% gains in Queensland and Western Australia. Sector-wise, the rise in retail sales was led by food retailing, most probably due to strong increases ahead of the Victorian lockdown. Declines in household goods as well as clothing, footwear and personal accessory retailing were the major offsets, likely reflecting trade restrictions in Victorian physical stores.

Payroll Jobs and Wages (f/e 5 Jun) Payroll

jobs declined by 0.9% (unadjusted) in the 14 days ending on 5 June, which followed a 0.4% gain in the previous fortnight. Jobs fell across all states, with most industries seeing a decline. The fall was led by Victoria, where another lockdown saw a 10.2% drop in jobs in accommodation and food services. Overall, jobs fell 2.1% in the Garden State in the fortnight. Western Australia recorded a 0.6% decline in total jobs but continues to lead other states in terms of the post-COVID jobs recovery. Payroll wages fell by 1.6% in the fortnight and Victoria again saw the largest decline, with a 2.8% drop. Western Australia total wages fell by 1.0%

(8) Source: Western Australian Treasury Corporation 25 June 2021

MARKET RENTAL EVIDENCE

Rental Evidence Availability

This Desktop Valuation Report is based on information and Market Rental Evidence reasonably available to us at the date of valuation in accordance with standard valuation practice.

In some cases, the latest available Rental Evidence is provided verbally by real estate agents and other industry sources. It is specifically assumed that the information received by such sources in these instances is factually accurate.

Goods and Services Tax Status

In analysing Sales Evidence relied upon in undertaking this Desktop Valuation Report, we have attempted to ascertain whether or not the Sale and Rental prices are inclusive or exclusive of the Goods and Services Tax (GST). In regard to Sales & Rental Evidence, the Land Titles Offices (Landgate) in Western Australia, do not currently differentiate between or record whether or not the sale price is inclusive or exclusive of the GST. Where we have not been able to verify whether or not the GST is included, then we have assumed that it is inclusive of any GST payable. Should this not be the case, we reserve the right to amend this Desktop Valuation Report.

Privacy Issues

Due to privacy laws and or confidentiality agreements, we may not have been able to access personal details or parties involved in the transactions considered in connection with the preparation of this Desktop Valuation Report. Where this information is not available, we may not be able to confirm whether such dealings are arm's length transactions. This Desktop Valuation Report has been prepared assuming any such transactions are on an arm's length basis.

We further note that due to privacy laws and or confidentiality agreements, we may not have had access to information on recent transactions which have not yet become public knowledge. In the event that other transactions have taken place, this information may affect our opinion and we reserve the right to amend this Desktop Valuation Report.

Rental Evidence Vacant and to Let

Detailed as follows is a summary of properties currently for lease and leased whose evidence we have relied on in assessing the current Market Rental Value of the subject properties. Some of these properties have been inspected whilst others are based on information provided by various agents. We have made sufficient enquires to verify the Rental Evidence and made comparisons and adjustments with the subject properties to arrive at our final valuation.

Leasehold Vacant Land Evidence:

#1 4 Kerosene Lane, Baldivis WA 6171



Asking Rental:	\$ 31,200 per annum net
Date:	March 2021
Land Area:	50,600m ²
Description:	Vacant land
Analysis:	Shows an overall rate for Land \$ 0.62/m ² per annum net

Comments: Regular shaped vacant Lot with Council approval for the storage of heavy vehicles, landscaping supplies, located close to Kwinana Freeway. No Services.

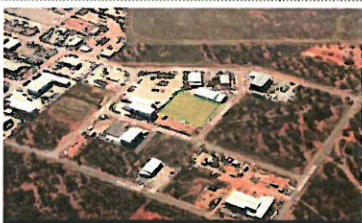
#2 North Court, Horricks Beach Horricks WA 6535



Rental:	\$ 20,151 per annum net
Date:	August 2014
Land Area:	19,313m2
Description:	Retail Outlet
Analysis:	Shows \$ 1.04/m2 per annum net

Comments: Well-located established caravan park with ocean frontage. Improvements include powered caravan bays, cabins, toilet facilities, managers. The Shire of Northampton advise there has been no increase in the Ground Rent since 2014.

3 5 Stockland Way, Kalgoorlie WA 6430



Lease	\$ 23,100 pa annum net
Date:	September 2021
Land Area:	3,300m2
Description:	Ground Lease
Analysis:	Shows \$7/m2 per annum net

Comments: Located on the industrial fringe of Kalgoorlie, regular shaped level Lot leased for 12 months smaller lot better located than subject.

#4 621 Gngara Road, Gngara WA 6077



Asking Rental:	\$ 20,000 per annum net
Date:	May 2021
Land Area:	34,700m2 (3.47Ha)
Description:	Vacant Land
Analysis:	Shows asking rental of \$ 5,763 per ha per annum net (57C per m2)

Comments: Regular shaped level Lot zoned rural with multiple uses within close proximity to the Perth CBD. No services.

#5 1538 Pyramid Road, Karratha Industrial Estate WA 6714



Asking Rental:	\$ 37,200 per annum net
Date:	June 2021
Land Area:	4,289m2
Description:	Vacant Land
Analysis:	Shows asking rental of \$ 8.62 m2 per annum net

Comments: Regular shaped vacant Lot located within an established industrial location. The land is for commercial use as a lay down yard. Smaller Lot size better location and utility not comparable.

MARKET VALUE METHODOLOGY & CALCULATIONS

The Market Rental Value of the subject property has been determined based on as near comparable Rental Evidence of similar type rental properties within as near similar locality as the subject. This method of valuation is referred to as the Direct Comparison Approach that takes into consideration factors such as location, condition, and lettable area. Comparisons can be made in many forms including straight comparison or analysis on a rate per area (m2) basis.

Griffin Valuation Advisory have determined the net Market Rental Value of the specific properties on the basis of Vacant Possession and to Let.

Rental Value Calculations

We have been unable to source directly comparable Market Rental Evidence for the subject leased area from within Yalgoo. We have therefore sourced our evidence from country locations within Western Australian. In determining the final assessment of the ground lease, it has been necessary to adjust the relevant Market Evidence to reflect the location, zoning and restricted use of the subject lease area.

We have been advised that the subject lease area is to be occupied for a period of 12 months with a further option of 3 months for the purpose of a gas pipe lay down yard.

The best available Rental Evidence that we have been able to obtain (as outlined above), indicates a range of between \$ 0.57Cents to \$ 8.62 per m2 per annum for varying lease areas.

Given the location of the subject, lease area, location, and zoning, we are of the opinion that a current ground rental as is of \$ 0.65 cents per m2 per annum would be an appropriate commencement ground rental, exclusive of all outgoings.

53,586m2 @ \$ 0.65 cents/m2 \$ 34,830

Adopt \$ 34,000 per annum plus outgoings.

VALUATION ASSUMPTIONS

Griffin Valuation Advisory has not completed a physical inspection of the properties. Our valuation has been based on the information provided by the client.

Should further information be supplied after this Desktop Valuation Report has been completed resulting in a significant variation to our original valuation, Griffin Valuation Advisory reserve the right to amend our valuation amounts accordingly.

Real Estate values vary from time to time in response to changing market circumstances and it should therefore be noted that this valuation is based on information available at the date of valuation. No warranty can be given as to the maintenance of this value into the future. It is therefore recommended that the valuation be reviewed periodically.

GOODS AND SERVICES TAX

The Goods and Services Tax (GST) was introduced on the 1 July 2000, at which time rental payments for commercial leases are generally subject to the GST, except where deferred under transitional provisions which would expire on the 1 July 2005, at which time all commercial rental payments would be subject to the GST.

GST Liability

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

1. Whether the vendor is registered for GST,
2. Whether the real property was sold as part of conducting an "enterprise",
3. If the sale of the real property can be classified as the sale of a "going concern", and
4. For residential property whether the real property has previously been sold.

Griffin Valuation Advisory recommend that clients seek further information regarding the nature of the transaction, the parties involved and confirmation from a professional qualified accountant, in relation to any potential GST liability.

GST Basis of Valuation

The valuation amounts provided within this Desktop Valuation Report are exclusive of the 10% GST and assumes that there is no GST payable on the Sale/Rental of the real property.

ENVIRONMENTAL

Site Contamination

As a consequence of the Contamination Sites Act 2003, a public register is now maintained in Western Australia on land that has been classified as being either contaminated or requires remedial work. Griffin Valuation Advisory has searched the register and as at the date of our valuation the subject land was not classified as being contaminated or requiring remedial work.

Native Title ⁽²⁾

Native title is the recognition in Australian law that some Indigenous people continue to hold rights to their lands and waters, which come from their traditional laws and customs. Native title exists as a bundle of rights and interests in relation to land and waters where the following conditions are met:

- *the rights and interest are possessed under the traditional laws currently acknowledged and the traditional customs currently observed by the relevant Indigenous people*
- *those Indigenous people have a 'connection' with the area in question by those traditional laws and customs; and*
- *the rights and interests are recognised by the common law of Australia.*

The Australian legal system does not recognise native title rights in some areas where things have been done that extinguish native title. These areas include:

- *residential freehold*
- *farms held in freehold*
- *pastoral or agricultural leases that grant exclusive possession*
- *residential, commercial or community purpose leases*
- *public works like roads, schools or hospitals*

As at the date of valuation, Griffin Valuation Advisory were unable to fully establish if any native title claim exists on the land.

(2) Source: Native Title Tribunal (www.nntt.gov.au)

DECLARATION & LIMITATIONS

Griffin Valuation Advisory and their employees have no pecuniary interest in the outcome of this Desktop Valuation Report prepared for the *Shire of Yalgoo* or any subsidiaries.

This advice is prepared for internal purposes on the specific instructions of the *Shire of Yalgoo*. This advice should not be relied upon by anyone other than the *Shire of Yalgoo* whether for that purpose or otherwise.

Griffin Valuation Advisory accepts no responsibility to third parties nor does it contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our direct written consent before relying upon or referring to this report and we reserve our rights to review the content and context in which our advice is quoted or referred to in the event that our consent is given.

Coronavirus (COVID-19) Market Clause

The outbreak of the Novel Coronavirus (COVID-19) was declared as a 'Global Pandemic' by the World Health Organisation on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including Australia.

The real estate market is being impacted by the uncertainty that the COVID-19 outbreak has caused. Market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.

Valuations are current 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 any losses arising from such subsequent changes in value. Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.

Whilst we are unaware of any recent sales evidence to indicate a softening in the market or capitalisation rates, the impact of the current COVID-19 Global Pandemic is being felt through recent falls in the stock market and reported tightening credit markets which are now cautioning investors and impacting on confidence. Anecdotal evidence from a number of recent sales campaigns suggests purchasers are "less motivated" and that a "wait and see" approach is prevailing in the market. These uncertainties create greater pricing/value risk, the precise impact of current market issues cannot be confirmed/measured until such time that sales occur under the prevailing conditions. The situation should be closely monitored.

VALUATION

The valuation amounts contained in this Desktop Valuation Report are exclusive of the 10% Goods & Services Tax (GST) and are in Australian Dollars (AUD), unless expressly stated otherwise.

Subject to the overriding stipulations contained within this Desktop Valuation Report completed by Griffin Valuation Advisory, the *Land Asset* is valued as follows.

Market Rental Value

\$ 34,000 (Per Annum Net)

Thirty-Four Thousand Dollars (Per Annum Net)

This Desktop Valuation has been prepared by Mr. John Harvey, Principal Consultant | Asset Valuations. John has over 34 years combined professional property, plant, equipment, & infrastructure asset valuation experience and holds the following qualifications.

- ❖ Fellow Member of the Australian Property Institute (FAPI)
- ❖ API Certified Practicing Valuer
- ❖ Licensed Property Valuer in Western Australia (No.44074)
- ❖ Fellow Member of the Royal Institution of Chartered Surveyors (FRICS)
- ❖ Chartered Machinery Valuation Surveyor (RICS)
- ❖ RICS Registered Valuer



John Harvey FRICS FAPI (Val) (P&M)
RICS Registered Valuer | API Certified Practising Valuer
Principal Consultant | Asset Valuations

CASH RECEIPT/TAX INVOICE No:

2022/449

DATE: 17 Oct 2021, TIME: 04:28p.m., TILL: Y04

Operator: RATES

RECEIVED FROM :

CAMPERS

AMOUNT RECEIVED :

\$161.00 by way of CASH

GENERAL LEDGER :

\$89.50 13 02 05 1025

Caravan Park Fees

CAMPERS

\$11.00 13 02 05 2726

Sale of Food and Consumables

CAMPERS

\$50.00 13 02 05 2726

Sale of Food and Consumables

LAUNDRY

\$10.50 11 07 05 1220

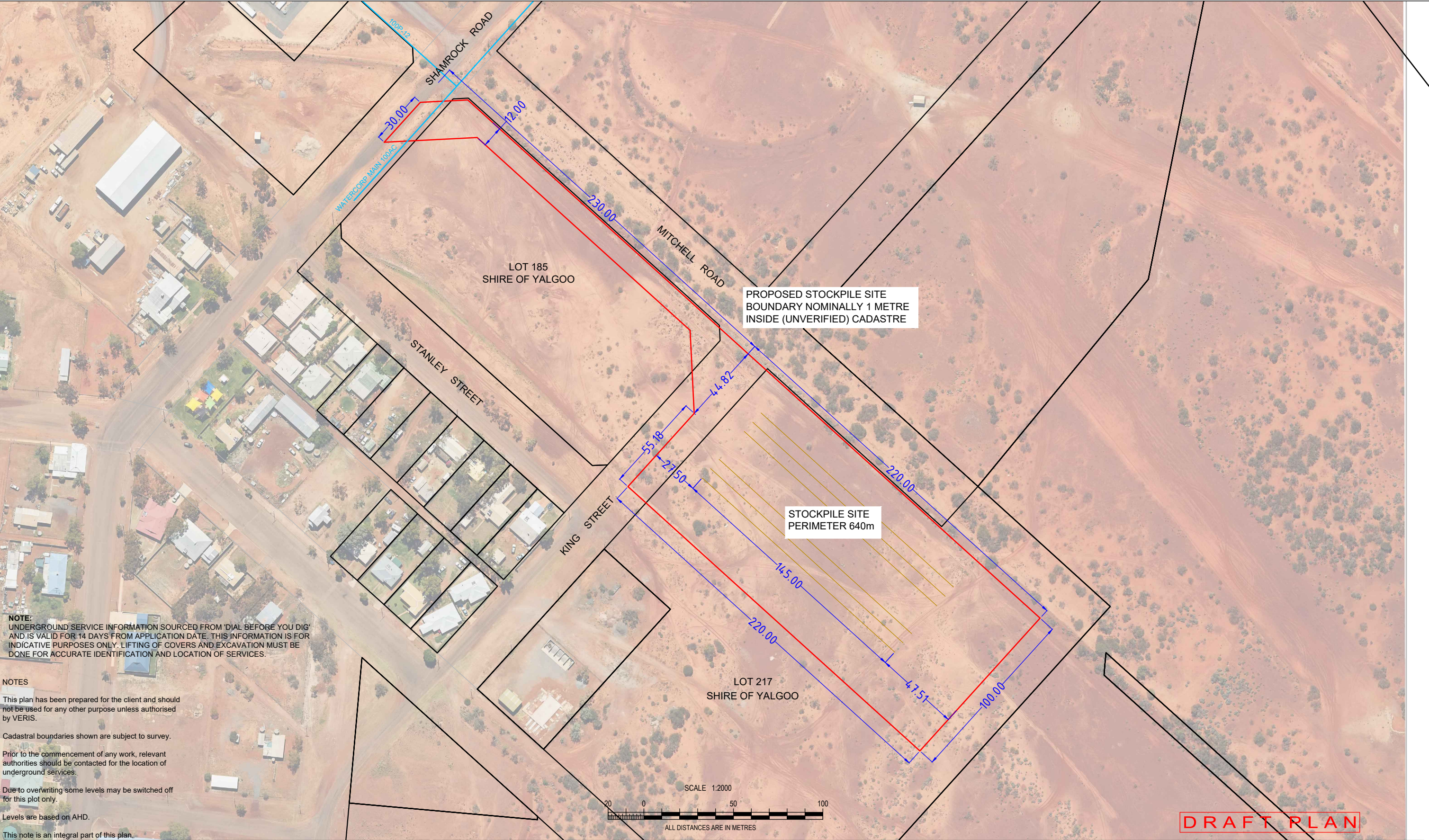
Chapel & Musuem Fees

GOLD COIN DONATIONS

TOTAL RECEIPTED : \$161.00

INCLUDES GST OF :

\$14.64 Registration number: 74 086 787 099



NOTE:
UNDERGROUND SERVICE INFORMATION SOURCED FROM 'DIAL BEFORE YOU DIG'
AND IS VALID FOR 14 DAYS FROM APPLICATION DATE. THIS INFORMATION IS FOR
INDICATIVE PURPOSES ONLY. LIFTING OF COVERS AND EXCAVATION MUST BE
DONE FOR ACCURATE IDENTIFICATION AND LOCATION OF SERVICES.

NOTES

This plan has been prepared for the client and should
not be used for any other purpose unless authorised
by VERIS.

Cadastral boundaries shown are subject to survey.

Prior to the commencement of any work, relevant
authorities should be contacted for the location of
underground services.

Due to overwriting some levels may be switched off
for this plot only.

Levels are based on AHD.

This note is an integral part of this plan.

Rev.	Date	Description	Surveyor	Drawn	Approved

veris

WESTERN AUSTRALIA
T 08 6241 3333

www.veris.com.au
veris.wa@veris.com.au

Client: APT MANAGEMENT SERVICES PTY LTD

Surveyed By: N/A Survey Date: ##/##/####

Drawn By: ABB Drawn Date: 11/10/2021

Approved By: DB

Scale (A3): 1:2000

Hor Datum: MGA2020-50

Vert Datum:



PROPOSED YALGOO STOCKPILE SITE
LOTS 185 & 217
KING STREET / MITCHELL ROAD
YALGOO

Job No
636390-000-000-00

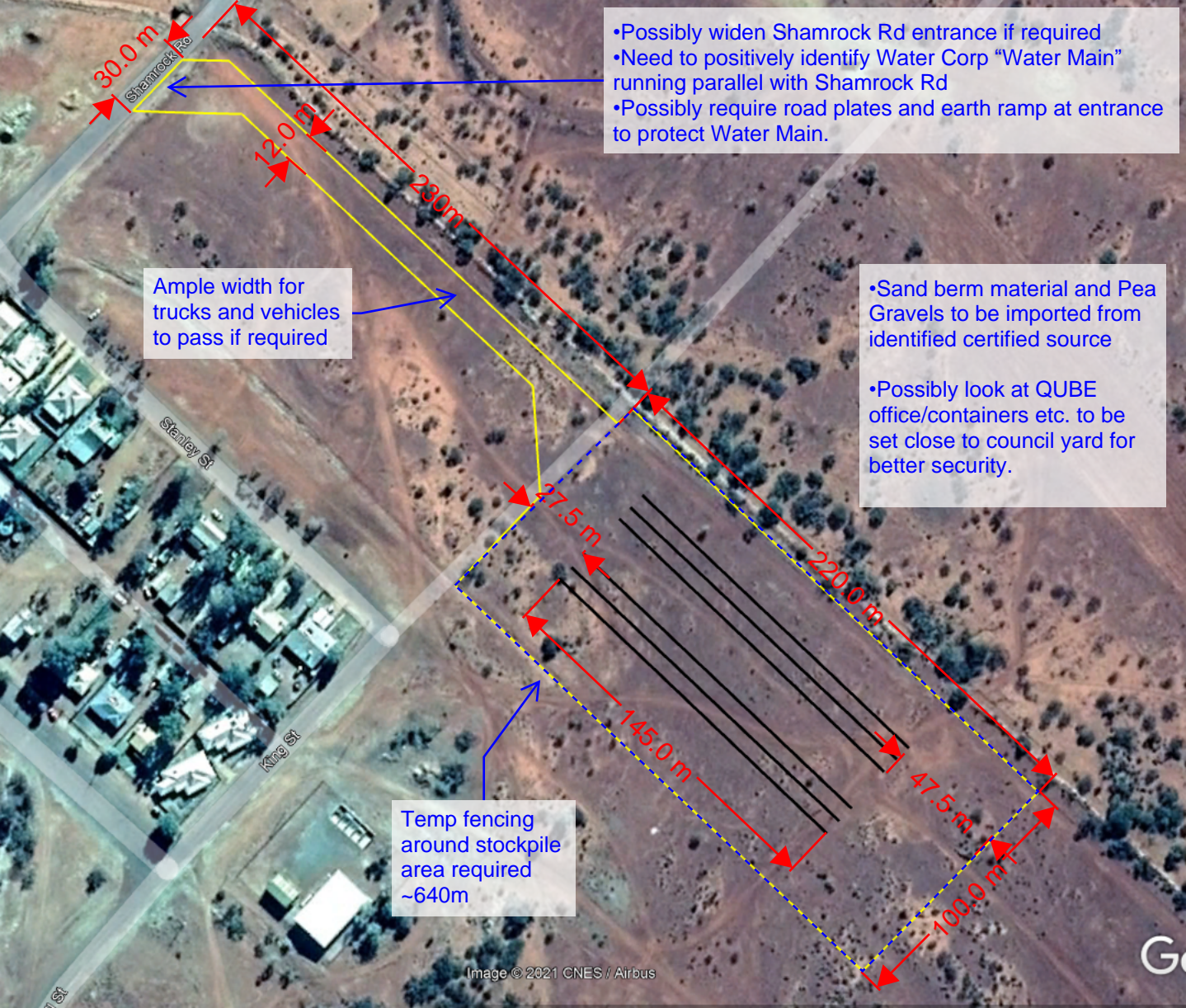
Item No
000-000-00

Plan No
000-000-00

Rev
00

Sheet **01** of **01**





- Possibly widen Shamrock Rd entrance if required
- Need to positively identify Water Corp "Water Main" running parallel with Shamrock Rd
- Possibly require road plates and earth ramp at entrance to protect Water Main.

Ample width for trucks and vehicles to pass if required

- Sand berm material and Pea Gravels to be imported from identified certified source
- Possibly look at QUBE office/containers etc. to be set close to council yard for better security.

Temp fencing around stockpile area required ~640m