



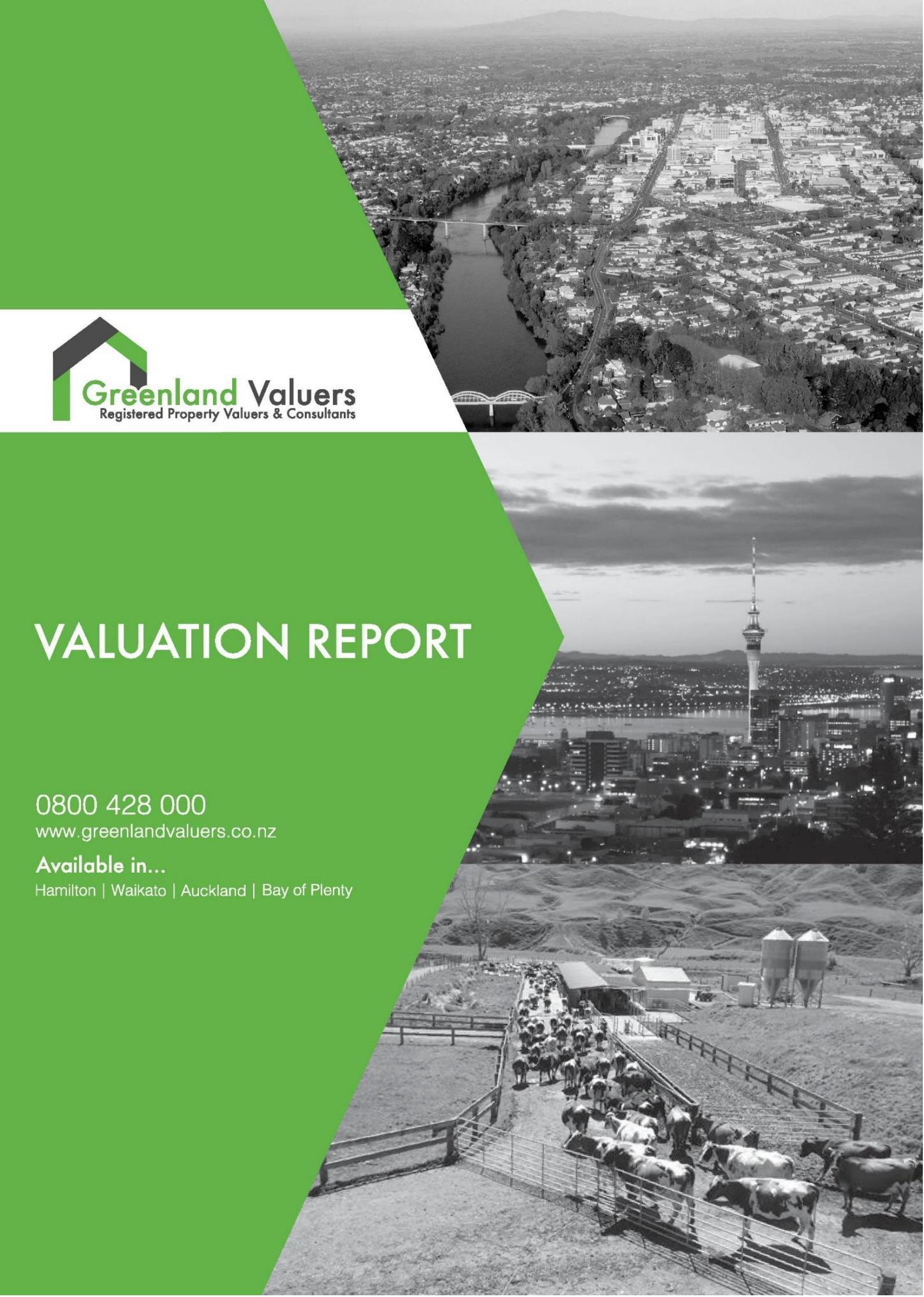
# VALUATION REPORT

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# Valuation Report

## Proposed Dwelling

*334 Glenvar Road  
Torbay, Auckland*

**Client**

Harsh Khanna

**Date of Valuation**

15<sup>th</sup> May 2017

**Prepared For**

Westpac New Zealand Limited

**Valued By**

Allen Keung



**PROPERTY  
INSTITUTE™**

PROPERTY INSTITUTE  
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## Valuation Summary

**Property Address** 334 Glenvar Road, Torbay, Auckland

**Prepared For** Westpac New Zealand Limited

Attention: The Manager

**Instructing Party** Harsh Khanna

**Your Client** Harsh Khanna



**Purpose of Valuation** Market Value for **mortgage security purposes only** in accordance with the International Valuation Standards (IVS) approved as at 1 July 2013, and the Australia and New Zealand Valuation and Property Standards 2009, reissued 2012, and relevant Guidance Notes.

This valuation reflects the '**value as a vacant site**' (Valuation A), and the '**value upon completion of the proposed dwelling**' (Valuation B).

### Contingency Liabilities

**Valuation B** is subject to the following:

The proposed dwelling being completed to a high standard of workmanship and in accordance with the plans and specifications supplied to us  
A Code of Compliance Certificate being issued on completion of the dwelling.

**Brief Property Description** In accordance with plans provided, a three-level home which includes basement floor will be erected on site having a total floor area of 326m<sup>2</sup> excluding 38m<sup>2</sup> of deck and, is situated on a 605m<sup>2</sup> site.

The property will comprise of six bedrooms with four bathrooms, a playroom, sitting room and living area.

The property is located down a shared common driveway with sea views out towards Rangitoto. The property is located on the north shore in the suburb of Torbay.

**Date of Valuation** 15<sup>th</sup> May 2017

**Date of Inspection** 15<sup>th</sup> May 2017

**Market Value**                      **Valuation A – Vacant Section \$700,000 (Seven Hundred Thousand Dollars)**

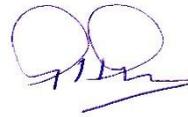
**Valuation B – Upon Completion of the Proposed Dwelling \$1,650,000 (One Million, Six Hundred and Fifty Thousand Dollars)**

This valuation is inclusive of GST (if any).

**Valuer**                                      As signing Valuer, I (Allen Keung) confirm that I have inspected the subject property, made all necessary investigations, and researched relevant market sales evidence.



**Allen Keung**  
Registered Valuer  
B Prop, ANZPI



**Geoff Green**  
Registered Valuer  
SPINZ, ANZIV

Market Valuation: 334 Glenvar Road, Torbay

Our Reference: Glenvar Rd 334, Torbay AK/AK

15th May 2017

Westpac New Zealand Limited

Attention: The Manager

## Valuation 'As If Complete' of Residential Property Situated at 334 Glenvar Road, Torbay, Auckland

Your Client: Harsh Khanna

### 1 Introduction and Scope of Work

#### 1.1 Instruction

Further to instructions received from Harsh Khanna on 15<sup>th</sup> May 2017, we were commissioned to provide a Valuation Report for **mortgage security purposes only**. This valuation has been prepared for Westpac New Zealand Limited and Harsh Khanna, who may rely upon this report.

We inspected the property on 15<sup>th</sup> May 2017, this being the date of valuation.

This valuation will be in two parts: **Valuation A – Value of the vacant section and Valuation B -Value upon Completion of the Proposed Dwelling.**

This valuation has been provided solely for the use of the client and the addressee, for the purpose stated. Any other party that relies upon the whole or any part of this valuation does so at its own risk. We accept no responsibility or liability whatsoever to any other party, without express authority being given by the writer.

#### 1.2 Nature of Property

In accordance with plans provided, a three-level home which includes basement floor will be erected on site having a total floor area of 326m<sup>2</sup> and is situated on a 605m<sup>2</sup> site.

The property will comprise of six bedrooms with four bathrooms, a playroom, sitting room and living area.

The property is located down a shared common driveway with sea views out towards Rangitoto. The property is located on the north shore in the suburb of Torbay.

### 1.3 Basis of Valuation/ PINZ Compliance

The assessed value represents the sum of the owner's estate or interest in the land (and said improvements) if unencumbered by any mortgage or other charge at the date of valuation.

This valuation report complies with the International Valuation Standards (IVS 2013 Adopted by the PINZ on 01/01/2014), and the Code of Ethics set out in Valuation and Property Standards 2009 reissued 2012 (Property Institute of New Zealand and Australian Property Institute) and Guidance Notes (ANZVGN), wherein market value is defined as follows:

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

### 1.4 IVS Compliance Statement

Greenland Valuers confirm that;

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

Greenland Valuers also confirm that this report complies with the 'Residential Valuation Standing Instructions Version 1.1'.

### 1.5 Identification and Status of the Valuer

This valuation was undertaken by Allen Keung of Greenland Valuers, who holds a current Annual Practicing Certificate, and is a member of the New Zealand Institute of Valuers and the Property Institute of New Zealand (BProp and ANZPI).

Greenland Valuers have no direct or indirect pecuniary or other interest in the property being valued, and are not aware of any other potential conflicts of interest.

### 1.6 Investigation, Information and Assumptions

We have searched a recent copy of the Certificate of Title, measured the property, researched recent market evidence and considered prevailing market conditions.

The market value provided in this valuation is our opinion of the market value on a willing buyer/willing seller basis. Our assessment of value is based on market evidence as at the date of valuation.

As property values are subject to changing market forces, no warranty can therefore be given as to the maintenance of this value beyond the date of valuation. The valuation may not reflect the situation that could occur should the property be sold under forced sale conditions.

The valuation report is subject to:

### **Contingency Liability**

**Valuation B** is subject to the following

- The proposed dwelling being completed to a high standard of workmanship and in accordance with the plans and specifications supplied to us
- A Code of Compliance Certificate being issued on completion of the dwelling.

For this valuation, we have been provided with, and have relied upon the following information:

- The plan for the proposed dwelling
- Specifications

We have not sighted a Land Information Memorandum (LIM) or Property Information Memorandum (PIM) for the subject property.

## 1.7 Limitations and Disclaimers

### **Confidentiality and Use Restriction**

This valuation has been prepared in confidence for Harsh Khanna and Westpac New Zealand Limited. No responsibility or liability is accepted for any other party who may use or rely on this report, without express authority being given by the writer.

### **Valuation Subject to Change**

This valuation has been prepared on the basis of a willing seller / willing buyer concept, with reference to comparable sales evidence. It reflects, in our opinion, the current market value as at the date of the property inspection. The valuation may not reflect the situation that could occur should the property be sold under forced sale conditions. This valuation may change in the future because of varying market conditions and the physical state of the property.

### **Highest and Best Use**

This valuation has been undertaken on the basis of the 'Highest and Best Use' of the property. International Valuation Standards describe "Highest and Best Use" as being:

*"The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued".*

### **Deleterious Materials**

Unless stated in our report, we do not carry out investigations to ascertain whether any building has been constructed or altered using deleterious materials or methods. Unless notified, our valuations assume that no such materials or methods have been used (e.g. asbestos, PCB's).

**Site and Survey Conditions**

We do not carry out investigations on site in order to determine the suitability of the ground conditions and services, nor do we undertake environmental or geotechnical surveys. Unless notified to the contrary, our valuations are on the basis that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances. In the case of properties which may have redevelopment potential, we assume that the site has load bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems.

Please note that this report has been prepared for valuation purposes and it should not be regarded as being a survey of the land. In many cases, it is not possible to identify survey pegs, and unless otherwise stated, this valuation is made on the basis that all improvements are located within the site boundaries.

**Building Survey**

All buildings inspected have been viewed for valuation purposes only. We are not qualified building inspectors or structural engineers. This report should not be considered as being a structural or a weather tightness building survey. We have not inspected unexposed or inaccessible parts of any building, nor have any services such as electrical wiring and plumbing been tested. Our valuation has been undertaken on the basis that any lifts, hot and cold water systems, electrical systems, ventilating systems, air conditioning and other devices, fittings, installations or conveniences that are contained within the building are in a proper working order and are functioning for the purpose for which they were designed, and conform to the current building, fire and government regulations and codes.

**Environmental Contamination**

Our valuation assumes that no contaminative or potentially contaminative use is, or ever has been, carried out at the property. Unless specifically instructed, we do not undertake any investigation into the past or present uses of either the property or any adjoining or nearby land, to establish whether there is any potential for contamination from these uses and assume that none exists.

**Methamphetamine and/or Other Drugs and/or Other Similar Hazardous Contamination**

Our valuation assumes that the subject property does not have and/or has not previously had any contamination whatsoever from Methamphetamine and/or other drugs and/or other similar hazardous substances. We do not undertake any investigation into the past and/or present uses of either the subject property or any adjoining or nearby land/property to establish whether there is any potential for contamination from Methamphetamine and/or other drugs and/or other similar hazardous substances. We have therefore prepared this valuation on the assumption that the subject property does not have and/or has not previously had any contamination whatsoever from Methamphetamine and/or other drugs and/or other similar hazardous substances. Should you have any concerns around the issue of whether the subject property may have (or have had) contamination from Methamphetamine and/or other drugs and/or other similar hazardous substances, you should seek the appropriate independent advice from professionals specialising in such areas as we are not experts in this area and we do not purport to be experts in such area. In the event that the subject property is deemed to have (or have had) any contamination whatsoever from Methamphetamine and/or other drugs and/or other similar hazardous substances, our valuation is not to be relied upon on any basis whatsoever as contamination from Methamphetamine and/or other drugs and/or other similar hazardous substances may affect the value of the subject property.

**Local Authority Compliance**

In preparing this report and unless otherwise stated, services to the subject property have not been tested nor has a Land Information Memorandum been obtained from the Local Authority. The valuation has been assessed on the basis that the property and all buildings comply with Local Authority requirements. Should, for any reason, this not be the case, then this valuation is conditional upon compliance by the owner.

**Indemnity Insurance**

We also confirm that we hold the level of Indemnity Insurance appropriate for the valuation of this property.

**Publication**

Neither the whole, nor any part of this valuation report, nor any reference to it may be included in any published document, circular or statement made, without our prior written approval, including the form and context in which it may appear.

## 2 Title

<b>Identifier:</b>	<b>293886 (Computer Freehold Register)</b>
Land Registration District:	North Auckland
Date Issued:	14 November 2006
Tenure:	Fee Simple
Area:	605 square metres more or less
Legal Description:	Lot 2 Deposited Plan 372642
Proprietor(s):	HKY Trustee Limited

### Interests

- 7112460.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.11.2006 at 9:00 am
- 7112460.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.11.2006 at 9:00 am
- 7112460.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.11.2006 at 9:00 am
- Subject to a right of way over part marked B, a right to drain sewage over parts marked C & B and a right to drain stormwater easements over parts marked C, B, D, & E on DP 372642 created by Easement Instrument 7112460.11 - 14.11.2006 at 9:00 am
- Appurtenant hereto is a right of way, gas, telephone, power, water supply, and a right to drain stormwater easements created by Easement Instrument 7112460.11 - 14.11.2006 at 9:00 am
- The easements created by Easement Instrument 7112460.11 are subject to Section 243 (a) Resource Management Act 1991
- Land Covenant in Easement Instrument 7181184.1 - 3.1.2007 at 9:00 am
- 10302074.3 Mortgage to Westpac New Zealand Limited - 18.1.2016 at 3:11 pm

A copy of the Certificate of Title for the subject property is attached for your reference as **Appendix 1**.

Our valuation assumes all existing mortgages to have been discharged.

The interests shown on the title(s) have been taken into account in this valuation.

### 2.1 Rating Valuation

We outline the rating valuation for the subject property as follows:

Local Authority:	North Shore City Council <i>Now administered by Auckland City Council</i>
Date:	01 July 2014
Land Value:	\$450,000
Value of Improvements:	n/a
	_____
<b>Capital Value:</b>	<b>\$450,000</b>
	=====

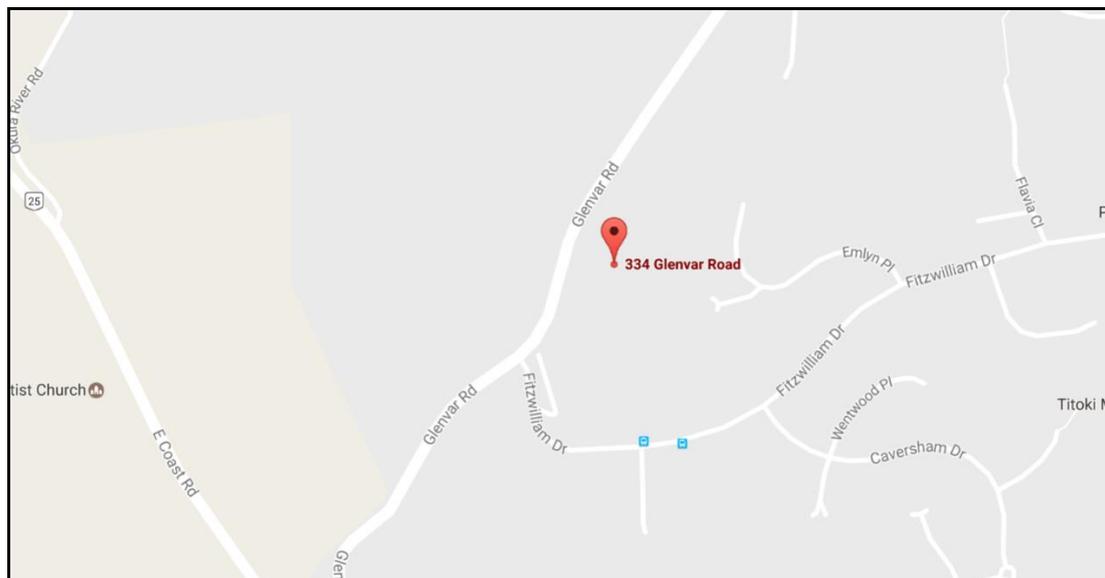
Rating valuations are predominantly prepared for the purpose of assessing Council rating assessments on the basis of a 'mass appraisal approach' and may not reflect the market value of the property. Further, the valuations are only assessed every three years.

## 2.2 Local Authority Rates

The total annual rates accessed by the Territorial Authority for the year 2016/2017 are \$1,739.02 (inclusive of GST).

## 3 Location

The location of the subject site is depicted on the map below:



The property is located on the southern boundary of Glenvar Road which connects onto East Coast Bays Road and Torbay. More particularly, the subject property is located down a common driveway.

Schools in the immediate locality include Long Bay School, Long Bay College and Northcross Intermediate.

The Albany Shopping Mall located in Albany provides the bulk of goods and services for local residents. Houses in the immediate locality consist of various type houses constructed of various era's rating from above average to good quality homes.

## 4 Zoning/ Resource Management

Under the Auckland Council Partially Operative Unitary Plan (PAUP) the property is zoned '**mixed housing suburban**'.

This zoning has a height restriction of 8 metres.

1. The number of dwellings on a site must not exceed the limits specified below:
  - One dwelling per 400 m<sup>2</sup> net site area, or
  - One dwelling per 300 m<sup>2</sup> net site area where:
    - The site has a frontage of at least 7.5 metres in width for each dwelling and is the same width for the length required to accommodate the proposed density.
    - Each proposed dwelling is set back at least 4 metres and no more than 5 metres from the frontage of the site.
2. Where three or four dwellings are proposed on a front site within the Mixed Housing Suburban zone the site must be at least 15 metres wide:
  - At the frontage
  - For at least 80% of the length of its side boundaries.
3. Within the Mixed Housing Suburban zone, a density of one dwelling per 200 m<sup>2</sup> applies where four or more dwellings are proposed and the site:
  - Has a minimum net site area of 1200 m<sup>2</sup>
  - Is at least 20 metres wide at the frontage of the site for at least 80% of the length of its side boundaries:
4. Development does not comply with the clauses above is a Discretionary Activity. This control does not apply where a dwelling is converted into two dwellings as a Permitted Activity.

Full details with regard to the Proposed Unitary Plan can be found by referring to the Auckland Council website. This summary is only a brief overview of the Proposed Unitary Plan and has been provided for valuation purposes only. We recommend that consultation with an Auckland Council Town Planner is mandatory in determining whether any particular activity or development is permitted within this zone.

## 5 Site Description

### 5.1 Dimensions and services

As can be seen in the map below, the subject property comprises of an irregular shaped rear lot with the contour of the site falling steeply towards the rear boundary.



Services provided to the property include:

- Electricity
- Water (mains)
- Sewage system (mains)
- Telephone

Roading comprises a sealed and kerbed carriageway.

### 5.2 Environmental Matters

We have proceeded on the basis that the land is not affected by the presence of significant contaminants, unsupervised fill, nor does it possess any geotechnical issues.

## 6 Improvements

### Proposed Dwelling

Type:	Three level
Age:	Currently under construction
Floor Area:	Living Area: 326m <sup>2</sup>

### Construction – Exterior

Foundations:	Concrete
Exterior Cladding:	Brick veneer and Linear weatherboard
Joinery:	Aluminium
Spouting:	PVC
Downpipes:	PVC
Roof:	Tile profile

### Construction – Interior

Floors:	Concrete with particle board on upper floor
Walls:	Gib board
Ceilings:	Gib board
Insulation:	Fully insulated

### Layout, Fixtures and Fittings

#### **Basement:**

Playroom:	Access to the basement is by an internal staircase from the ground floor which gives access to a playroom.
Bathroom:	The bathroom will be fitted with a corner shower with a frameless glass door or similar, a moulded bathtub, a sink with vanity with cupboards and drawers below. There is a mirror fixed to the wall, a quality WC with dual flush cistern, a heated towel rail, an overhead heat lamp, and floor to ceiling tiles or similar.
Bedrooms:	There are two bedrooms on the basement floor.

#### **Ground Floor:**

Entrance:	The main door entrance gives access to a lobby area with internal staircase giving access to the basement floor and first floor.
Kitchen:	The kitchen will be fitted with a four-plate ceramic top with gas burner or similar, splashboard with canopy rangehood overhead or similar. There is an island bench with double stainless-steel sink with insinkerator with granite benchtop with cupboards and drawers below, a wall oven or oven below hob, and, a stainless-steel dishwasher or similar.
Scullery:	Accessed from the main kitchen is a small scullery fitted with a four-gas burner or similar, splash tiles with a rangehood overhead or similar. There will be a single stainless-steel sink with granite benchtop with cupboards and drawers.
Dining/Living Area:	Open plan with wide sea views out towards Rangitoto Island.
Bathroom:	The bathroom will be fitted with similar amenities as the basement bathroom without the bathtub.
Bedroom:	There is a large bedroom with built-in wardrobes.

Attached Garage: Double garage which will be fitted with a separate laundry.

Laundry: Located in the garage which will be fitted with a tub.

**First Floor:**

Living Area: The staircase gives access to the sitting room with an aluminium sliding door giving access onto the deck.

Bathroom: The bathroom will be fitted with identical amenities as the basement bathroom but will include a double sink with vanity.

Bedrooms: There are three bedrooms including a master bedroom with ensuite and a walk-in wardrobe, and will have similar amenities as the first-floor bathroom.

**Other Improvements**

Site Development: A shared concrete driveway gives access to the main road, large retaining walls located at basement level. The site will be fully fenced with timber paling or similar and the site to be landscaped.

Decking: 38m<sup>2</sup>

## 6.1 Chattels

We understand the house will be fitted with heat pumps throughout, an alarm and security system and, a large HRV system or similar. There will be quality floor coverings, drapes, and light fittings and upon completion is considered to add \$15,000 to the overall value of the property.

## 6.2 Building Condition – As If Complete

For this valuation report, we have assumed that the subject dwelling will be constructed in full compliance with supplied plans and specifications, and in a sound workmanlike manner utilising first class materials. We stress however that this report does not purport to be a structural survey of the proposed home and does not determine if the building will be compliant with the New Zealand Building Code.

Our valuation is conditional upon Resource and Building Consents being issued to all working plans and issuance of a Code Compliance Certificate upon completion.

We have attached plans and specifications for your reference in **Appendix 2**.

### 6.3 Photographs of Subject Property



## 7 Market Commentary

Auckland's housing market is cooling off as demand eases, according to figures released by realestate.co.nz. Auckland was the only region across the country where demand is down on the same period last year.

Demand in the three months ended November, as measured by listings viewed, in the Auckland region dropped 8.1 per cent compared to the same time last year.

A slowing rate of [price] growth and a decrease in demand means properties in Auckland are sitting on the market for longer. In turn, this means more options for buyers.

The slowdown, coupled with the fact houses were taking longer to sell meant there could be more options for Auckland buyers in the near future.

While debt-to-income (DTI) lending restrictions could be an option for the bank if it saw house price inflation driven by credit, The Governor of the Reserve Bank claims he wouldn't use the tool at this stage because house price inflation has moderated in and outside of Auckland.

If house price inflation begins to pick up in Auckland and elsewhere, and if it becomes clear that it is credit-driven with commitments expanding and continued increases in DTIs. There could be a possibility that the Reserve Bank may consider using the DTIs according to the Governor.

The bank's latest Financial Stability report shows the percentage of funding drawn by first-home buyers at more than five times their income increased from about 24 per cent to 35 per cent between September 2014 and September 2016.

More than 40 per cent of lending to owner-occupiers was at more five times their income level and more than 60 per cent of lending to investors was at that level in September.

Despite a slowdown in Auckland property price growth in the past six months the bank said the vulnerabilities in the housing market had increased.

Prices in some areas have fallen in some areas which is consistent with most suburbs in Auckland with the exception of better located areas with sea views. Whether this is a correction in the market or a temporary pause due to the holiday season remains to be seen. However, obtaining finance for mortgages are becoming hard to obtain.

## 8 Sales Evidence



### 56 Fitzwilliam Drive, Torbay

Sold in **March 2017** for **\$1,200,000** inclusive of chattels. This property was built around 1999 of mixed material, this home has an approximate floor area of 200m<sup>2</sup> and, is situated on a 549m<sup>2</sup> site.

**Overall, we consider this property to be inferior.**



### A/10 Long Street, Torbay

Sold in **April 2017** for **\$1,265,000** inclusive of chattels. This property was built around 2010 of mixed material, this home has an approximate floor area of 228m<sup>2</sup> and, is situated on a 506m<sup>2</sup> site.

**Overall, we consider this property to be inferior.**



#### 76 Fitzwilliam Drive, Torbay

Sold in **January 2017** for **\$1,420,000** inclusive of chattels. This property was built around 2009 of mixed material, this home has an approximate floor area of 312m<sup>2</sup> and, is situated on a 650m<sup>2</sup> site.

**Overall, we consider this property to be inferior.**

**NO PHOTO**

#### 11 Masons Road, Torbay

Sold in **February 2017** for **\$2,000,000** inclusive of chattels. This property was built around 2016 of weatherboard and tile, this home has an approximate floor area of 327m<sup>2</sup> and, is situated on a 500m<sup>2</sup> site.

**Overall, we consider this property to be superior.**



#### 25 Bounty Road, Torbay

Sold in **May 2017** for **\$1,670,000** inclusive of chattels. This property was built around 2016 of weatherboard and tile, this home has an approximate floor area of 301m<sup>2</sup> and, is situated on a 454m<sup>2</sup> site.

**Overall, we consider this property to be comparable.**



#### 26 Bounty Road, Torbay

Sold in **May 2017** for **\$1,675,000** inclusive of chattels. This property was built around 2016 of weatherboard and tile, this home has an approximate floor area of 280m<sup>2</sup> and, is situated on a 452m<sup>2</sup> site.

**Overall, we consider this property to be comparable.**



#### 29 Westerly Place, Torbay

Sold in **February 2017** for **\$1,715,000** inclusive of chattels. This property was built around 2016 of mixed material, this home has an approximate floor area of 330m<sup>2</sup> and, is situated on an 886m<sup>2</sup> site.

**Overall, we consider this property to be superior.**

Address	Sale Date	Sale Price Incl GST	Site Area	Floor Area	Comparability
56 Fitzwilliam Drive	Mar 2017	\$1,200,000	549m <sup>2</sup>	200m <sup>2</sup>	Inferior
A/10 Long Street	April 2017	\$1,265,000	506m <sup>2</sup>	228m <sup>2</sup>	Inferior
76 Fitzwilliam Drive	Jan 2017	\$1,420,000	650m <sup>2</sup>	312m <sup>2</sup>	Inferior
25 Bounty Road	May 2017	\$1,670,000	454m <sup>2</sup>	301m <sup>2</sup>	Comparable
26 Bounty Road	May 2017	\$1,675,000	452m <sup>2</sup>	280m <sup>2</sup>	Comparable
29 Westerly Place	Feb 2017	\$1,715,000	886m <sup>2</sup>	330m <sup>2</sup>	Superior
11 Masons Road	Feb 2017	\$2,000,000	500m <sup>2</sup>	327m <sup>2</sup>	Superior

## 9 Risk Analysis

We have identified risks (if any) that may impact on value in the table below:

Factors	Risk			Comments
	Low	Med	High	
Location				The property has good sea views of Rangitoto Island although, suffers from sharing a common driveway with a very steep site.
Exterior Presentation				Upon completion of the house the property will be well presented externally and, built of solid construction.
Interior Presentation				Upon completion of the dwelling the dwelling will be brand new and fitted with high quality fittings and fixtures.
Site				The section is steep and requires extensive retaining walls.
Saleability				The house is brand new with good sea views and provided it is sold at fair market value the property should be easy to sell.
Market Risk				Provided the market remains stable there would appear to be very negligible risk.

## 10 Value Assessment

We have utilised the 'Sales Comparison Approach' which directly compares the subject property with recently traded comparable properties. Adjustments are made to the comparable properties to reflect the differences between them and the subject property.

The sales evidence presented above ranges broadly from \$1,200,000 to \$2,000,000. After having made appropriate adjustments for location, tenure, land area occupied, and size and condition of dwelling, we set down our valuation of the subject property as follows:

### Valuation A - Vacant Section

Land Value	\$700,000
	<hr/>
<b>Current Market Value excluding Chattels</b>	<b>\$700,000</b>

The above valuation is inclusive of GST (if any).

### Valuation B – Upon Completion of the Proposed Dwelling

Land Value				\$700,000
Improvements Value	Dwelling	326m <sup>2</sup>	\$905,000	
Other Improvements	Site Development		\$30,000	\$935,000
				<hr/>
<b>Current Market Value excluding Chattels</b>				<b>\$1,635,000</b>
Chattels				\$15,000
				<hr/>
<b>Current Market Value Including Chattels</b>				<b>\$1,650,000</b>
				<hr/> <hr/>

The above valuation is inclusive of GST (if any).

## 11 Progress Report

### “As Is Value” on One Title-To date

<b>Value of Improvements</b>	<b>Area</b>	<b>Rate</b>	<b>Total</b>
Front Dwelling	326		\$266,000
Section Layout			Nil
<b>Total Value of Improvements</b>			<b>\$266,000</b>
<b>Land Value</b>			<b>\$700,000</b>
<b>Market Value Excluding Chattels</b>			<b>\$966,000</b>
<b>Chattels</b>			<b>\$0,000</b>
<b>Market Value Including Chattels</b>			<b>\$966,000</b>

We note, that we have not taken into account a management fee in this assessment and, the lender should be aware that sufficient funds should be withheld for a project manager to complete the development should the need arise.

The latter represents a statistical calculation relative to the percentage complete added to the original land value and is not therefore a market value if offered in its current state.

## 12 Mortgage Recommendation

In line with changes to Valuation Standards and Guidelines, valuation reports are not required to include a mortgage recommendation. The reader must be aware that the market value of property may change in the future due to market conditions and changes to the state of the property which is the subject of this valuation.

We consider the subject property to be suitable for mortgage lending purposes, in light of the Risk Analysis section specified earlier in this valuation report.

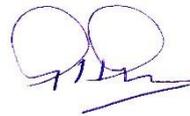
We trust this report has been of assistance to you and take this opportunity to thank you for your instructions.

Yours sincerely

**Greenland Valuers**



**Allen Keung**  
Registered Valuer  
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**Geoff Green**  
Registered Valuers  
SPINZ, ANZIV  
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# Appendix 1



## COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



**Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952**

**Identifier** 293886  
**Land Registration District** North Auckland  
**Date Issued** 14 November 2006

**Prior References**  
NA10C/406                      NA80D/445                      NA82A/754

**Estate** Fee Simple  
**Area** 605 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 372642

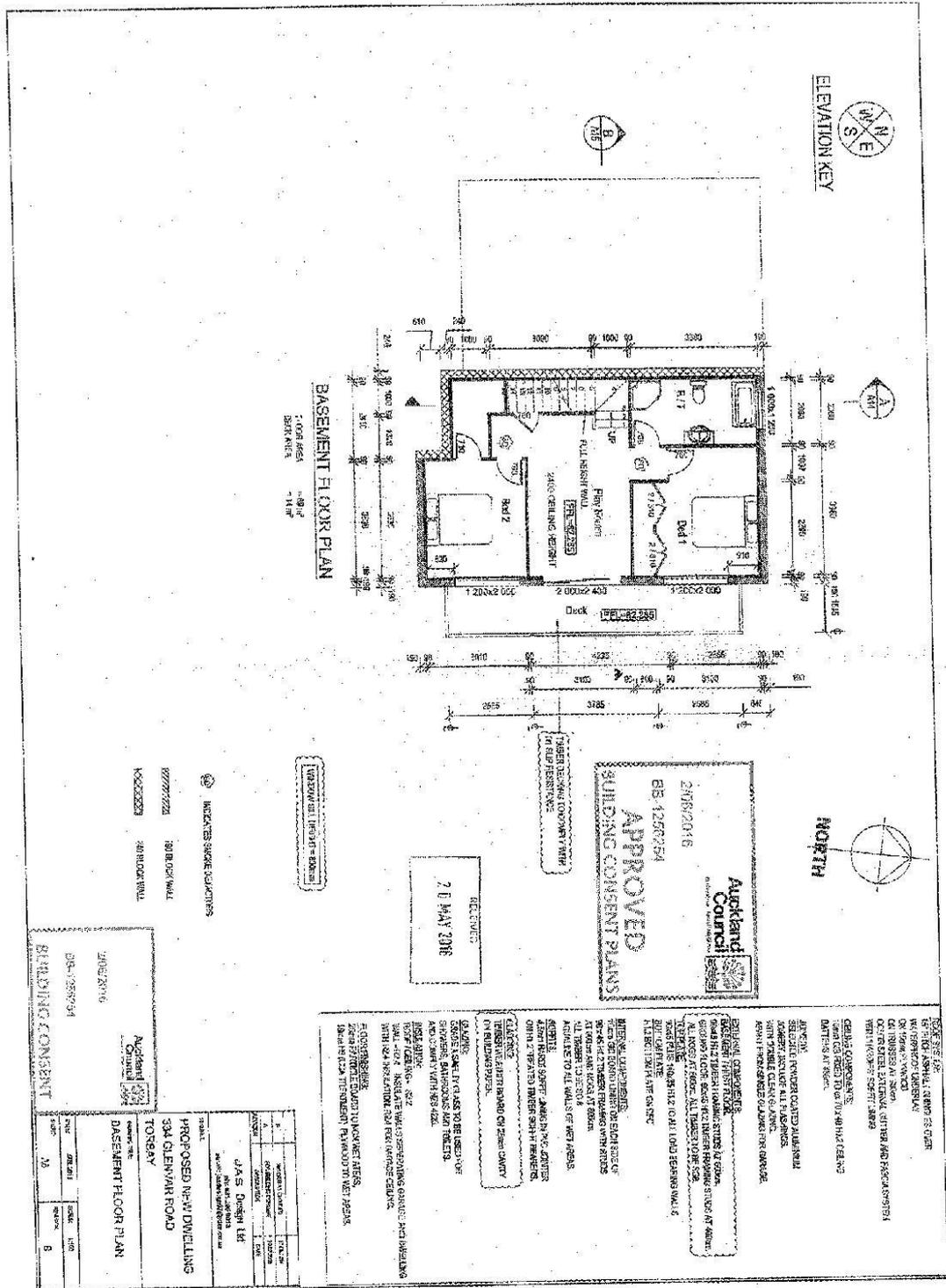
**Proprietors**  
HKY Trustee Limited

**Interests**

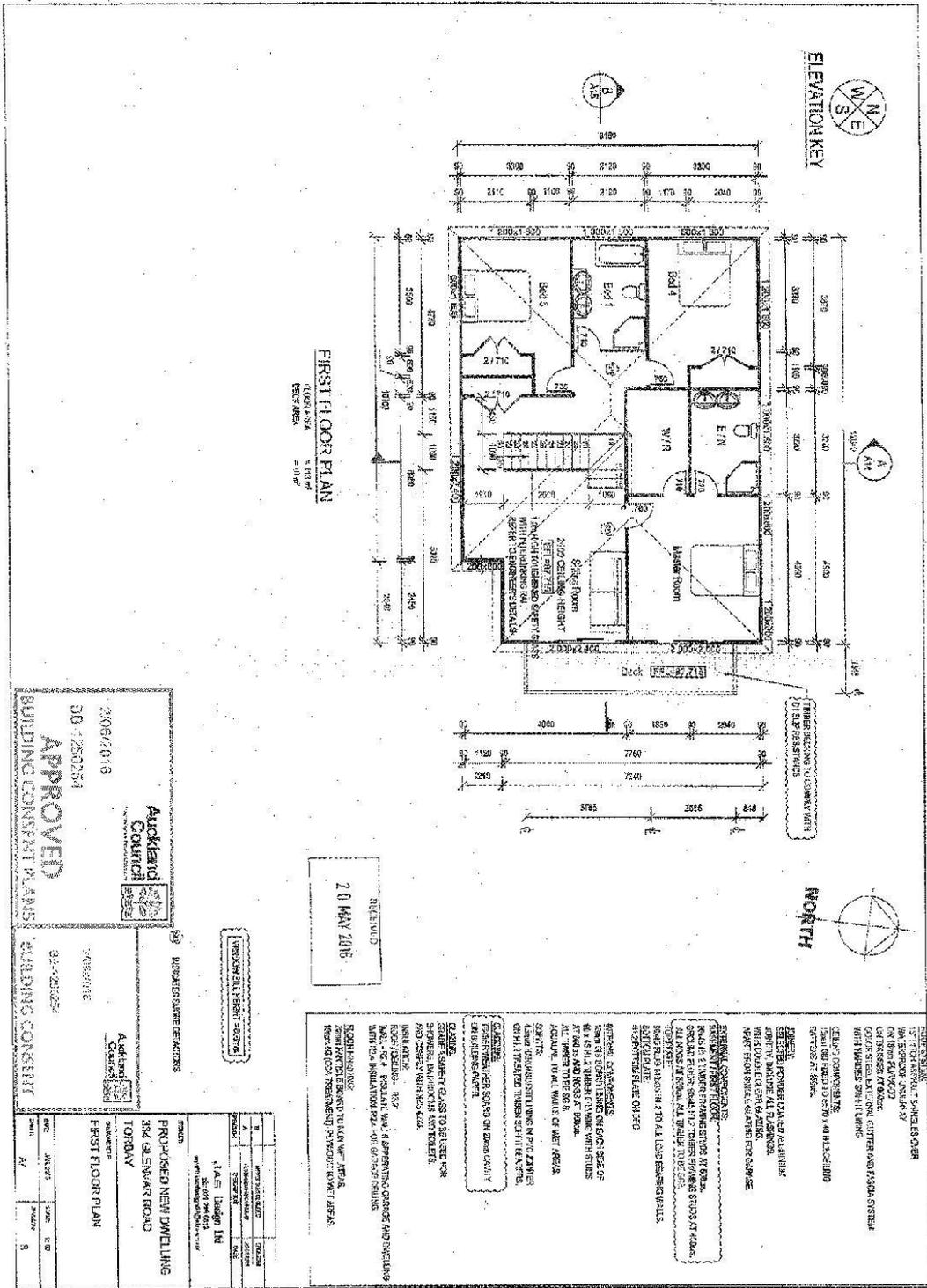
7112460.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.11.2006 at 9:00 am  
7112460.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.11.2006 at 9:00 am  
7112460.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 14.11.2006 at 9:00 am  
Subject to a right of way over part marked B, a right to drain sewage over parts marked C & B and a right to drain stormwater easements over parts marked C, B, D, & E on DP 372642 created by Easement Instrument 7112460.11 - 14.11.2006 at 9:00 am  
Appurtenant hereto is a right of way, gas, telephone, power, water supply, and a right to drain stormwater easements created by Easement Instrument 7112460.11 - 14.11.2006 at 9:00 am  
The easements created by Easement Instrument 7112460.11 are subject to Section 243 (a) Resource Management Act 1991  
Land Covenant in Easement Instrument 7181184.1 - 3.1.2007 at 9:00 am  
10302074.3 Mortgage to Westpac New Zealand Limited - 18.1.2016 at 3:11 pm

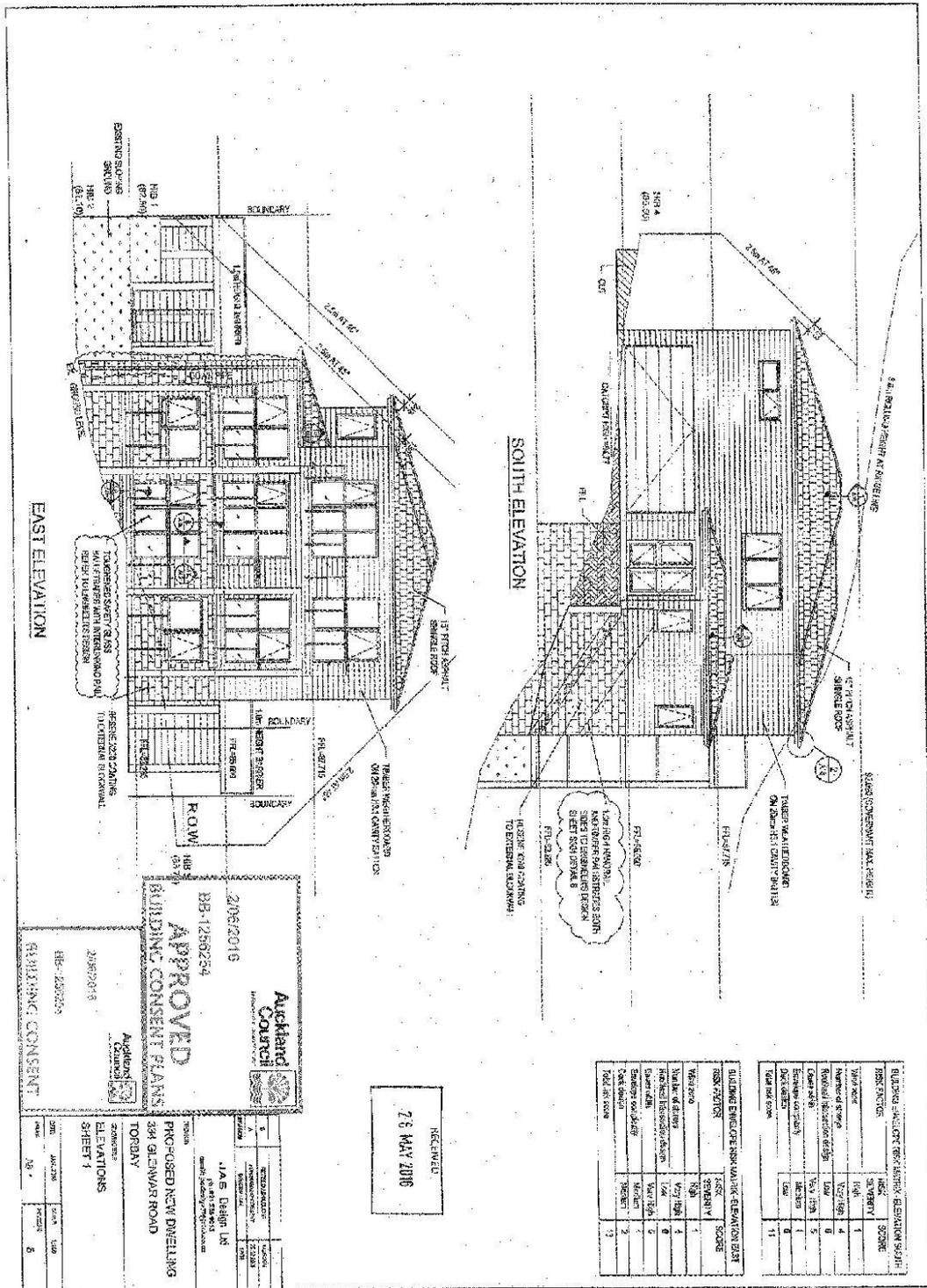


# Appendix 2









**BUILDING ELEVATION RISK RATING - ELEVATION EAST**

TEST FACTOR	RISK	SCORE
Wind score	High	1
Number of storeys	Very High	4
Roofed/Enclosed veranda	Low	6
Corner walls	Very High	5
Exposure to prevailing winds	Medium	1
Wind direction	High	6
Total risk score		11

**BUILDING ELEVATION RISK RATING - ELEVATION SOUTH**

TEST FACTOR	RISK	SCORE
Wind score	Very High	4
Number of storeys	Very High	4
Roofed/Enclosed veranda	Low	6
Corner walls	Very High	5
Exposure to prevailing winds	Medium	1
Wind direction	High	6
Total risk score		11

RECEIVED  
27 6 MAY 2016

**Auckland Council**  
**APPROVED BUILDING CONSENT PLANS**  
 BB-1256254  
 20/06/2016  
 Applicant: JAS Design Ltd  
 334 GLENVAR ROAD  
 TORBAY  
 PROPOSED NEW DWELLING  
 ELEVATIONS  
 SHEET 1  
 5





**CONTRACT PRICE for PROPOSED DEVELOPMENT  
at 334 Glenvar road, Torbay**

A	Allow in the Base Construction Price
R	Prime Cost Sum to be confirmed depending on site and personal requirements
N	Not Allow for

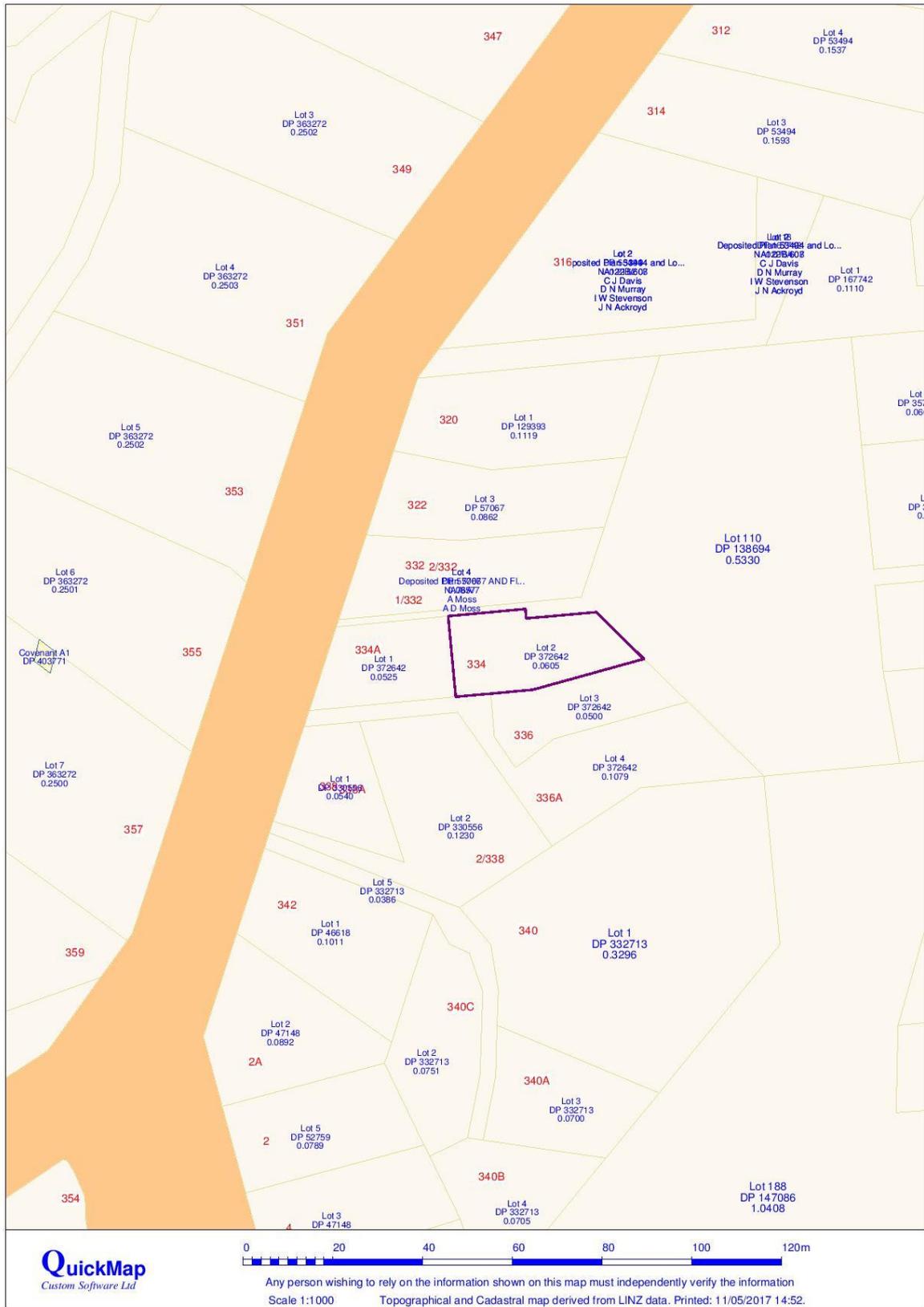
Date 10/13/2016  
**Base Construction Price** **\$ 574,850.00**

<u>Preliminaries</u>		
A	Project management /temporary facilities	Allowed for within the base price
A	Warrantee-10 Years structure/3 month maintenance	Allowed for within the base price
A	Inspections-by engineers (exclude council inspections)	Allowed for within the base price
A	Waste management-incl.rubbish bins& Portable toilet	Allowed for within the base price
A	Surveying	Allowed for within the base price
A	Power charge during construction	Allowed for within the base price
A	Final clean after completion	Allowed for within the base price
N	water charge during construction	By owner
N	Construction Insurance	By owner
N	City council fees-consent& inspections	By owner
<u>Site Works</u>		
A	Excavation-Digger hire, truck hire, tip fee & engineering fill	Allowed for within the base price
A	Retaining wall and Keystone wall	Allowed for within the base price
R	Drainage	Allowed for is a PC Sum of \$ 6,000.00
R	Final connection-Power/Water/Gas	Allowed for is a PC Sum of \$ 1,000.00
R	Driveway & concrete paving	Allowed for is a PC Sum of \$ 3,000.00
R	Fence- materials & labour	Allowed for is a PC Sum of \$ 3,000.00
R	Landscaping & siteworks- lawn/plants/top soil/labour etc.	Allowed for is a PC Sum of \$ 10,000.00
R	Letter Box & Clothline	Allowed for is a PC Sum of \$ 500.00
<u>Structure &amp; Building Envelope</u>		
A	Foundation/Slab	Allowed for within the base price
A	Waterproof for blockwall	Allowed for within the base price
A	Aluminium windows & doors	Allowed for within the base price
A	Timber frames-precut/trusses/soffits/mid floors etc	Allowed for within the base price
A	Builders work-Framing/install windows/mid floors/ trusses/doors/skirtings	Allowed for within the base price
A	Steel Beam-Supply & install	Allowed for within the base price
A	Stairs-supply & install	Allowed for within the base price
A	Scaffolding	Allowed for within the base price
A	Gutter & Fascia	Allowed for within the base price
A	Roof- materials & install	Allowed for within the base price
A	Weatherboard- installation & painting	Allowed for within the base price
A	Brick veneer-materials & installation (extra \$ 1500 for if it is not Monier Foundation series)	Allowed for within the base price
A	Garage Door	Allowed for within the base price
R	Entry Door	Allowed for is a PC Sum of \$ 1,000.00
R	Stone works - materials & labour	Allowed for is a PC Sum of \$ 3,000.00
<u>Interior</u>		
A	Interior doors - vertical grove	Allowed for within the base price
A	Timber battens / stairs / timber skirtings (pine 60 or 90 mm )	Allowed for within the base price
A	Insulation - pink batts	Allowed for within the base price
A	Gib board - supply & install	Allowed for within the base price
A	Stopping -square stop (no mouldings to wall/ceiling corners)	Allowed for within the base price
A	Interior painting	Allowed for within the base price
R	Carpet/wooden floor - materials & labour	Allowed for is a PC Sum of \$ 8,750.00
R	Tiling outside bathroom (kitchen, laundry, dining & entry )	Allowed for is a PC Sum of \$ 2,000.00
R	Bathrooms -mixer/waterproofing/tiling/white ware/vanities/heated towel rails/hardware/mirrors etc.	\$ 20,000.00
R	Kitchen Appliance -supply	Allowed for is a PC Sum of \$ 4,000.00
R	Kitchen -cabinets/sink/bench top/splash back/installation	Allowed for is a PC Sum of \$ 11,000.00
R	Wardrobe cabinets -supply & install	Allowed for is a PC Sum of \$ 1,500.00

*Handwritten initials: DJ HT*

R	Hardware-external doors & internal doors	Allowed for is a PC Sum of	\$ 1,500.00
<b>Electrical</b>			
A	Electrician-installation of all cabling/lights/sockets/oven/heated towel rails	Allowed for within the base price	
A	Recess down lights - circular shape	Allowed for within the base price	
A	1 sensor unit in front of Garage	Allowed for within the base price	
A	Smoke alarms	Allowed for within the base price	
A	Australec switches /power point /TV & PHONE SOCKETS	Allowed for within the base price	
A	Heat/lights/fan 3 in 1 units for all bathrooms	Allowed for within the base price	
A	Internet system - up to 6 outlets	Allowed for within the base price	
A	Security alarm system -control panelsensors/key pad	Allowed for within the base price	
R	Exclude materials -exterior ligts/bar lights / spot lights /wall lights/pendant lights etc.	Allowed for is a PC Sum of	\$ 1,500.00
<b>Plumbing</b>			
A	Plumber -installation of all pipeworks & shower trays /toilets/dishwasher/in sink erator /garden hose taps	Allowed for within the base price	
A	PVC downpipes with paint finish	Allowed for within the base price	
A	Laundry tub	Allowed for within the base price	
R	Installation of showers/vanities - allowed in Bathroom cost	Allowed for is a PC Sum of	\$ 300.00
R	Kitchen sink mixer	Allowed for is a PC Sum of	
R	Exclude materials -easy clean drains for vanities/showers, mixers, shower slides (allowed in Bathroom cost )	Allowed for is a PC Sum of	
<b>Other Services</b>			
A	Central vaccum - design/supply/install	Allowed for within the base price	\$ 5,000.00
A	Central air conditioning - design/supply/install	Allowed for within the base price	
<b>TOTAL TURNKEY CONSTRUCTION COST GST INCLUDED</b>			<b>\$ 657,900.00</b>

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**Greenland Valuers**

**HAMILTON CITY | WAIKATO DISTRICT | AUCKLAND CITY | TAURANGA DISTRICT**