

## Reserve Details Report -22564

Reserve	22564	Legal Area (ha)	0.173
Name	N/A	Status	CURRENT
Type	N/A	Current Purpose	SCHOOL SITE KINDERGARTEN
File Number	2646/46		
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS		
Additional Reserve Information	N/A		

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)	12/03/2013

Management Order	Document Number
VEST SHIRE OF MERREDIN W P L 21YRS	N/A

Land Use
CHILDREN
PRE-SCHOOL
SCHOOL

Local Government Authority
SHIRE OF MERREDIN

CLT Number	Parcel Identifier	Street Address, Suburb	File Number	PIN	Area (m <sup>2</sup> )
LR3023/777	Lot 461 On Deposited Plan 201925	1 Throssell Road, MERREDIN 6415	02646-1946-01RO	676646	1730.587

Previous Certificates of Title	Status
--------------------------------	--------

Document Number/Gazette Page	Date	Type	Text
1826	06/07/1979	Current Vesting	VEST SHIRE OF MERREDIN W P L 21YRS
1826	06/07/1979	Vesting Revoked	[No text]
553	03/04/1947	Historical Vesting	VEST MERREDIN SHIRE
1140	13/09/1946	Original Gazettal and page	ORIGINAL GAZETTE

Document Number/Gazette Page	Date	Type	Text
N/A	13/09/1946	Current Area	0.1.28.4 (0.1730)
N/A	13/09/1946	Class	C
N/A	13/09/1946	Current Purpose	SCHOOL SITE KINDERGARTEN
N/A	13/09/1946	Correspondence File Number	2646/46
N/A	13/09/1946	Lot/Town Lot	MERREDIN,461
N/A	13/09/1946	Public Plan	MERREDIN TOWNSITE

date: Jul 1, 2019, 1:56:42 PM



## DEPARTMENT OF LANDS AND SURVEYS

Our Ref. 2646/46 NM:SB  
Your Ref. 81

Cathedral Avenue, Perth  
Western Australia 6000  
Telephone 323 0151  
Telex AA 93784

SHIRE CLERK  
SHIRE OF MERREDIN  
MERREDIN C.D.O.

Dear Sir,

RESERVE 22564 (MERREDIN LOT 461) KINDERGARTEN PURPOSES

I refer to your letter dated May 17, 1979 and advise that Executive Council has superseded the Order in Council whereby Reserve No. 22564 (Merredin Lot 461) was vested in the Merredin Road Board (without power to lease) in trust for the purpose of "School Site (Kindergarten)" by issuing a fresh Order in Council directing that Reserve No. 22564 shall vest in and be held by the Shire of Merredin in trust for the purpose of "School Site (Kindergarten)" with power subject to the approval in writing of the Minister for Lands being first obtained to lease the whole or any portion thereof for any term not exceeding 21 years from the date of the lease.

Notice to this effect will be published in the Government Gazette dated July 6, 1979 and I enclose the relevant Vesting Order.

Please return the original Vesting Order to this Department for cancellation.

Yours faithfully,

UNDER SECRETARY FOR LANDS

July 6, 1979

Enc.

**VESTING ORDER**

File No. 2646/46

I, Air Chief Marshal Sir Wallace Kyle, Knight Grand Cross of the Most Honourable Order of the Bath, Knight Commander of the Royal Victorian Order, Commander of the Most Excellent Order of the British Empire, Companion of the Distinguished Service Order, Distinguished Flying Cross, Knight of Grace of the Most Venerable Order of the Hospital of St. John of Jerusalem, Governor in and over the State of Western Australia and its Dependencies in the Commonwealth of Australia, do hereby, in pursuance of the powers enabling me in that behalf, and under and by virtue of the provisions of section 33 of the Land Act, 1933, direct that Reserve No. 22564

shall vest in and be held by the Shire of Merredin

in trust for the following objects and purposes (that is to say) "School Site (Kindergarten)"

or other the purposes for which the land is reserved, with power to the said Shire of Merredin

subject to the approval in writing of the Minister for Lands to each and every lease or assignment of lease being first obtained, to lease the whole or any portion thereof for any term not exceeding twenty one (21) years from the date of the lease, subject nevertheless to the powers reserved to me by section 37 of the said Act; provided that no such lease or assignment of lease shall be valid or operative until the approval of the Minister for Lands, or an officer authorised in that behalf by the Minister, has been endorsed on the Lease Instrument, or Deed of Assignment, as the case may be.

(The previous Vesting Order dated March 21, 1947 is hereby superseded)

Given under my hand, at Perth,

this.....27<sup>th</sup>.....day

of.....JUNE.....1979.....

*Wallace Kyle*  
Governor



Department of **Planning,  
Lands and Heritage**

Our ref: 02646-1946/02 Job No. 171910  
Enquiries: Lily Sutomo  
Tel: (08) 6552 4616 Fax 6552 4417  
Email: [lily.sutomo@lands.wa.gov.au](mailto:lily.sutomo@lands.wa.gov.au)

13 July 2017

Deputy Chief Executive Officer  
Shire of Merredin  
PO Box 42  
MERREDIN WA 6415

By email only: [dceo@merredin.wa.gov.au](mailto:dceo@merredin.wa.gov.au)

Dear Rebecca

**SECTION 18 MINISTERIAL CONSENT – LEASE OVER RESERVE 22564 (LOT 461 ON DP 201925) BETWEEN MERREDIN PLAYGROUP PTY LTD AND SHIRE OF MERREDIN**

Thank you for your recent correspondence regarding permission for a lease over Reserve 22564 which is set aside for the purpose of "School Site Kindergarten" and managed by the Shire of Merredin with power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands.

In accordance with section 18 of the *Land Administration Act 1997* (LAA) the Minister's approval is granted to the proposed Lease provided to the Department of Planning, Lands and Heritage (DPLH) by email on 12 July 2017 on condition that the final Lease document executed by the parties is on the same terms as that provided to DPLH with that email. If the final document executed by the parties is not on the approved terms, then they may be void under section 18 of the LAA.

Please note that this approval is for the purposes of section 18 of the LAA only and does not constitute an endorsement as to the terms and effect of the document. DPLH cannot provide any advice in respect of the Lease and recommends that each party obtain their own independent advice as to their rights and obligations under the document.

This approval is subject to the registration requirements of the Transfer of Land Act 1893. You will need to provide a copy of this letter to Landgate if the documents are to be lodged for registration at Landgate.

Should you have any enquiries please don't hesitate to contact me on any of the above details.

Yours sincerely

**LILY SUTOMO**  
for **MANAGER - DELIVERY**  
**LANDS**



**Peter Zenni**

---

**From:** Kellie Bartley  
**Sent:** Tuesday, 4 June 2019 4:16 PM  
**To:** Peter Zenni  
**Subject:** Old Kindy Site on Throssell Street, Merredin (opposite Swimming Pool)

Hi Peter

As discussed can you please review the management order that the shire has for this site. The Merredin Playgroup will be leaving this site in the next 3-6 months and move into the North Merredin site.

As there is little use for this building from the shire's perspective and should the management order be close to the 21 years expiration, Greg mentioned in budget meeting to hand this back. This will also give us the opportunity to save on any costings for this with budget.

If you can please review and advise what is required to be done to hand back to the State.

Thanks

Kell

**Kellie Bartley**  
DEPUTY CHIEF EXECUTIVE OFFICER



Shire of Merredin  
PO Box 42 MERREDIN WA 6415

P: (08) 9041 1611 F: (08) 9041 2379 E: [dceo@merredin.wa.gov.au](mailto:dceo@merredin.wa.gov.au)  
W: <http://www.merredin.wa.gov.au>

# Shire of Merredin

## DESKTOP VALUATION

Residential Land at Lot 461 (No.1)  
Throssell Road, Merredin WA

Reference Number: VSP0070851

Report Number: V1

Issue Date: 13 June 2021

11 June 2021

170 Railway Parade

WEST LEEDERVILLE WA 6007

Telephone: (08) 9426 0986

# TABLE OF CONTENTS

---

VALUATION SUMMARY	3
INTRODUCTION	4
PROPERTY DETAILS	8
MARKET COMMENTARY	11
VALUATION	14
APPENDICES	



# VALUATION SUMMARY

## INSTRUCTIONS

We have received instructions from Mr Peter Zenni, Executive Manager Development Services at the Shire of Merredin to assess, on a 'desktop' basis, the 'Market Value' of a vacant land allotment.

## PROPERTY ADDRESS

Lot 461 (No.1) Throssell Road, Merredin WA 6415

## VALUATION

Our assessment of the Market Value of the vacant land allotment, exclusive of GST and subject to the overriding stipulations contained within the body of this report, as at 11 June 2021 is as follows:

ADDRESS	MARKET VALUATION
Lot 461 (No.1) Throssell Road, Merredin WA	\$10,000 (Ten Thousand Dollars)

Note: This Summary forms part of the valuation report and should not be used, read or interpreted independently. It is essential the qualifications and/or disclaimers in the body of the report are noted, interpreted and acted upon, as stated.

For and on behalf of

ASSETVAL (A BUSINESS OF MARSH PTY LTD)

A handwritten signature in black ink, appearing to be "Craig Butler".

Craig Butler AAPI CPV  
WA Registration No. LV44625\*  
11 June 2021

\*Co-signature

A handwritten signature in blue ink, appearing to be "Dan Cooke".

Dan Cooke AAPI CPV  
Senior Consultant

\*Whilst not having inspected the subject property, I the counter-signatory, acting in the capacity as a Supervising Member, have reviewed the Valuation Report and working papers, and based upon that review and questioning of the Primary Valuer (as appropriate), I am satisfied there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer.'

*"Liability limited by a scheme approved under Professional Standards Legislation."*

# INTRODUCTION

---

## INSTRUCTIONS

We have received instructions from Mr Peter Zenni, Executive Manager Development Services at the Shire of Merredin to assess, on a 'desktop' basis, the 'Market Value' of Lot 461 (No.1) Throssell Road, Merredin WA.

We have valued the specified asset on the basis of 'Market Value' in accordance with the definition set out by the Australian Property Institute.

The valuation has been made on a desktop basis only with no physical inspection made. We have relied upon significant information provided by the instructing party, our previous experience in the area, satellite imaging and data from third party sources. In undertaking this desktop valuation we have also had to make a number of assumptions relating to the subject property. Should any provided information or any of our assumptions prove to be incorrect we reserve the right to review our valuation.

This valuation has been prepared in accordance with the Australian Property Institute (API) Code of Professional Practice.

## DATE OF VALUATION

11 June 2021

## MAJOR CONSIDERATIONS

- The site is currently owned by the 'State of Western Australia' (Crown Land);
- Sales of Crown Land are very rare as they are not normally traded on the open market. As a result, to determine an appropriate value we have use market evidence of Freehold land, and applied an appropriate discount;
- The valuation is essentially a hypothetical exercise as there would be little market appeal or demand if a property such as the subject was made available for sale (if in fact it could be traded); and
- Given the above restrictions there is a higher than usual level of subjectivity when determining an appropriate 'Market value'.

## INFORMATION SOURCES

Our valuation conclusions have been reached after reviewing relevant information provided by the Shire of Merredin.

We have relied upon the above information to determine our opinion of value and should any of the information provided change, or be determined to be incorrect, the report should be returned to the valuer for comment or adjustment.

## BASIS AND PURPOSE OF VALUATION

In accordance with your instructions we have valued, on a desktop basis, the specified land parcel in order to determine a current market value.

## TERMINOLOGY

The following terms are commonly used in valuation reports:

### MARKET VALUE

In accordance with the definition as contained in the Australian and New Zealand Valuation and Property Standards and adopted by the Australian Property Institute, Market Value is defined as:

*“Market value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion”.*

### HIGHEST AND BEST USE

The most likely use of an asset which is physically possible, appropriately justified, legally permissible, financially flexible and which results in the highest value of the asset being valued.

## VALUATION APPROACH

### MARKET APPROACH

This approach is based on available sales evidence using the direct comparison approach. The direct comparison method involves the inspection and analysis of sales evidence and comparisons with the subject properties taking into account matters such as method of construction, building area, condition and age.

## VALUER’S INTEREST

We hereby certify that the Valuer:

- Has no interest, financial or otherwise, in the properties subject to appraisal;
- Is suitably qualified to carry out the valuation;
- Is a Registered Real Estate Valuer in Western Australia under the Land Valuers Licensing Act 1978; and
- Confirms that the valuation has been prepared for potential disposal purposes.
- The Valuer declares that he and has no pecuniary interest past, present or prospective in the subject properties and his report is free of any bias.

## QUALIFICATIONS

### CONFIDENTIAL DOCUMENT FOR AUTHORISED USERS ONLY

This confidential document is for the sole use of persons directly provided with it by AssetVal a business of Marsh Pty Ltd (AssetVal). Use by, or reliance upon this document by anyone other than the officers of the Shire of Merredin are not authorised and AssetVal is not liable for any loss arising from such unauthorised use or reliance. The document should not be reproduced without our written authority.

### MARKET UNCERTAINTY

Market uncertainty comes about when a market, as at the valuation date, is disrupted by current or very recent events such as sudden economic or political crisis.

The event(s) that cause market uncertainty may be macroeconomic, for example the current COVID-19 outbreak, or microeconomic such as a change to a law or regulation which resets or disrupts a market sector.

In the real estate market, both microeconomic event(s) may result in valuation uncertainties as the only evidence available to be considered by the valuer is most likely to have taken place before the event occurred and the impact of which was not reflected in market evidence. The impact on sale prices and volumes will not be known until the market has stabilised and a new normal is in the market place.

Note:

'The market the property/asset is transacted or assessed in 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 market uncertainty resulting in significant valuation uncertainty.

This valuation is current at the date of valuation only. The value assessed herein may change significantly 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.

Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.'

AssetVal does not accept liability of losses arising from subsequent changes in value. Nor should the valuation be relied upon if in the knowledge of the party to whom the valuation is prepared for or anyone acting on behalf of that party becomes aware that a change in value may have occurred because of those factors noted earlier or any other similar factors.

## OUR INVESTIGATIONS

This valuation is conducted on the basis that we are not engaged to carry out all possible investigations in relation to the properties. We have identified certain limitations to our investigations to enable you to instruct further investigations if you consider this appropriate. AssetVal is not liable for any loss occasioned by a decision not to instruct further investigations.

## GOODS AND SERVICES TAX

The market value for financial reporting purposes stated within this report is exclusive of GST with the exception for newly created residential real estate where we have assumed the market value is inclusive of GST.

In analysing the sales and leasing evidence we have provided, it is noted we have attempted to ascertain if the sales price and rentals is/are inclusive or exclusive of GST. With regard to sales or rental evidence, it is emphasised that statutory reporting of either sales or rental values does not differentiate between or record, if the sale price or rental amount is inclusive or exclusive of GST.

Where we have not been able to verify if GST is included in the sale price or rental, we have assumed the sale price and the rental is inclusive of GST.

## ASSUMPTIONS

Assumptions are a necessary part of this valuation. AssetVal adopts assumptions because some matters are not capable of accurate calculation, or fall outside of the scope of our expertise, or our instructions. The risk that any of the assumptions adopted in this document may be incorrect should be taken into account. AssetVal does not warrant or represent that the assumptions on which this valuation is based are accurate or correct.

## INFORMATION SUPPLIED BY OTHERS

This document contains a significant volume of information that is directly derived from other sources, without verification by us including, but not limited to planning documents and environmental or other expert reports. We confirm that we are not instructed to verify that information. Further, the information is not adopted by AssetVal as our own, even when it is used in our calculations. Where the contents of this document has been derived, in whole or in part, from other sources, AssetVal does not warrant or represent that such information is accurate or correct.

## FUTURE MATTERS

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to AssetVal at the date of this document. AssetVal does not warrant that such statements are accurate or correct.



# PROPERTY DETAILS

---

## PROPERTY DESCRIPTION

The property is legally described as the whole of the land contained within Certificate of Title Volume LR3023 Folio 777, being an estate in fee simple and known as Lot 461 on Plan 201925.

## REGISTERED OWNER

Enquiries with Landgate discloses the registered proprietor of the subject property to be the 'State of Western Australia'.

## LIMITATIONS, INTERESTS, ENCUMBRANCES & NOTIFICATIONS

We note that the title has not been searched and we have assumed no restrictions on title. Should this not be the case, the valuation should be referred back to the valuer for review.

## CONFIGURATION & AREA

ITEM	DESCRIPTION
Shape	An irregular shaped parcel.
Topography	The property is relatively level from street frontage to the rear southern boundary.
Frontage	Frontage to Throssell Road
Land Area	1,731sq.m
Site Coverage	The site is currently vacant (i.e. all buildings demolished)

A current site survey of the subject property has not been viewed. This valuation is made on the assumption that there are no encroachments by or upon the property and anyone relying on this valuation should confirm this by obtaining a current site survey report and/or advice from a registered surveyor. If any encroachments are noted on such a survey this report should be referred back to AssetVal for review.



Source: RPData (NB. The building depicted above has since been demolished)

## UTILITIES & SERVICES

The subject property is provided with all available town services including electricity, sewerage, telephone and water.

## TOWN PLANNING

The property is zoned 'Public Purpose: Kindergarten' under the Shire of Merredin Planning Scheme.

The planning information noted has been obtained from the Western Australia Planning Commission website. This information has been relied upon in our assessment of value and no responsibility is accepted for the accuracy of the planning information provided. Should the information prove incorrect in any significant respect, the matter should be referred to the valuer for review of the valuation.

## ENVIRONMENTAL ISSUES

In the absence of an environmental site assessment, we have assumed that the portfolio of properties is free of elevated levels of contaminants. Furthermore, we have made no allowance in our valuation for site remediation works.

We can confirm that we are not qualified to:

Detect contaminants such as asbestos, chemicals, toxic wastes or other hazardous materials nor confirm that the properties comply with current noise and air pollution requirements, estimate the cost of remediating such contaminants, or quantify the impact of such contaminants on the value of the items assessed.

Our estimates assume there are no contaminants, or other factors, at any of the locations assessed. If you or your consultants have advised us of, or if subsequent enquiries reveal the presence of environmental issues – such as those listed above; we recommend a specialist consultant be engaged to determine the likely additional cost of remediation, demolition and/or removal.

## NATIVE TITLE

The value and utility of land can be adversely affected by the presence of aboriginal sacred sites. We have made no investigations in this regard, as Aboriginal requirements can only be determined by the appointment of an appropriate expert. Under these circumstances, we cannot warrant that there are no such sites on the land and if it is subsequently determined that the realty is so affected we reserve the right to review this valuation.

# MARKET COMMENTARY

---

## WA ECONOMIC OVERVIEW

*The Western Australian economy has been affected by the COVID-19 pandemic, but is now in a relatively strong position for recovery. Over the 2019-20 financial year, Western Australia's domestic economy (state final demand) grew by 1.1 per cent and the WA Government State Budget 2020-21 forecasts real gross state product growth of 2.0 per cent in 2019-20 and 1.25 per cent in 2020-21.*

*The effects of COVID-19 have not been uniform across the economy. Mining industry output has been relatively unaffected, which for Western Australia has been important given that it accounted for 36 per cent of gross state product in 2018-19 and the majority of export revenue and investment expenditure. The resources industry had record sales of \$172 billion and record average employment of 135,000 in 2019-20. While exports have continued largely unabated, sustaining export values will largely depend on international demand and prices.*

*The COVID 19 pandemic has had the greatest effect on tourism-related industries of accommodation, food, arts and recreation services; international education; and transport. Government imposed restrictions on travel and non-essential services to contain the spread of the virus led to significant job losses. Total employment fell by over 100,000 between February and May 2020. However, the easing of some restrictions and increased domestic demand led to employment rising by over 70,000 between May and August. Employment growth looks set to continue in the coming months, with internet job vacancies reaching over 17,000 in August 2020, the highest level since October 2014. While employment prospects have improved in Western Australia, labour shortages are effecting the parts of the economy that rely on overseas and interstate workers.*

*Major iron ore project construction resulted in business investment rising for the first time in 7 years in 2019-20. The effects of the COVID 19 pandemic on international demand, labour mobility and equipment and materials supply means the outlook for business investment is variable across sectors. Slower progress on lithium projects under construction in 2019-20 will see greater than expected capital expenditure in the coming year, while higher gold and nickel prices are likely to support investment in these sectors. However, the outlook for investment in the oil and gas sector – which accounts for a large share of potential business investment in coming years – is much more uncertain, as evidenced by delays in investment decisions on major LNG projects.*

*The WA Government's housing stimulus package and the Australian Government's Homebuilder Scheme are providing support to dwelling investment in Western Australia, with both housing finance commitments and building approvals rising significantly since the measures were introduced in June 2020.*

*The WA Government released the WA Recovery Plan on 26 July 2020. The WA Recovery Plan outlines the economic support the WA Government has provided during the COVID-19 pandemic and its priorities for the economic recovery.*

*A supplementary WA Economic Profile is also available on the Department of Jobs, Tourism, Science and Innovation's website, which captures the immediate effects of COVID-19 on the Western Australian economy.\**

*\* Source: Government of WA*

## LOCAL SUMMARY

The Shire of Merredin is a local government area in the Wheatbelt region of Western Australia, about 250 kilometres east of Perth, the state capital. The Shire covers an area of 3,300 square kilometres and its seat of government is the town of Merredin.

## SALES EVIDENCE

In order to determine the market value of the subject properties, we have had regard to a broad range of sales so as to determine appropriate upper and lower value parameters.

PROPERTY	SALE PRICE	SALE DATE	AREA (M2)	ZONING
21 Growden St, Merredin	\$19,000	April 2020	1,047	Residential R10/30
Comments	A regular shaped vacant residential allotment of 1,012 square metres close to recreation oval and town centre.			
Comparison	'Residential' zoned allotment. Equates to \$18.15 / sq.m			

PROPERTY	SALE PRICE	SALE DATE	AREA (M2)	ZONING
16 Solomon St, Merredin	\$25,000	May. 2020	800	Residential R10/30
Comments	A regular shaped vacant residential allotment of 800 sq.m with small workshop. Fully serviced block with power, water, telephone and passing deep sewerage.			
Comparison	'Residential' zoned allotment. Equates to \$31.25 / sq.m			

PROPERTY	SALE PRICE	SALE DATE	AREA (M2)	ZONING
15-17 Limbourne St, Merredin	\$24,000	Sept. 2020	2,024	Residential R10/30
Comments	Two (2) regular shaped vacant residential allotment of 1,012 sq.m each on the south-eastern outskirts of town. Purchased 'in one line'.			
Comparison	Larger allotment zoned 'Residential'. Equates to \$11.85 / sq.m			

There are no sales of land that can be considered directly comparable to the subject property given its current tenure as Crown Land and 'Public Purpose - Kindergarten' zoning. Crown Land is not typically traded on the active market and as such this valuation is somewhat of a hypothetical exercise. Given the lack of directly comparable sales, the adoption of an appropriate land value rate for the subject parcel is considered to be somewhat subjective.



Based on the restricted zoning, we would expect to apply a discount when compared to more favourable land uses (sometimes referred to as a Community Service Obligation Factor, or CSO factor).

CSO is an adjustment for the difference in value between unrestricted assets (e.g. freehold land) and assets held by the public sector, taking into account any legal, financial or physical restrictions imposed on the use or sale of the asset (e.g. restricted land due to a legal restraint). Examples of assets that are subject to CSO are Crown land in a public use zone and iconic property restricted by legal, physical and financial constraints that would make it difficult to sell on the open market; or, where the constraints would affect the achievable value.

Recognising the limitations with regard to the availability of comparable site sales evidence, we consider that a reasonable rate range for the subject lands is between around \$5.00 – 6.00 / sq.m.

# VALUATION

We certify that the Market Value of the specified allotment and subject to the overriding stipulations contained within the body of this report, as at 11 June 2021 is as follows:

ADDRESS	MARKET VALUATION
Lot 461 (No.1) Throssell Road, Merredin WA	\$10,000 (Ten Thousand Dollars)

This valuation is for the use only of the Shire of Merredin for potential disposal purposes and no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation in any way and neither the valuer nor AssetVal shall have any liability to any third party who does.

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

No liability is accepted for any loss or damage (including consequential or economic loss) suffered as a consequence of fluctuations in the property market subsequent to the date of valuation.

For and on behalf of

ASSETVAL (A BUSINESS OF MARSH PTY LTD)



Craig Butler AAPI CPV  
WA Registration No. LV44625  
11 June 2021

\*Co-signature



Dan Cooke AAPI CPV  
Senior Consultant

\*"Whilst not having inspected the subject property, I the counter-signatory, acting in the capacity as a Supervising Member, have reviewed the Valuation Report and working papers, and based upon that review and questioning of the Primary Valuer (as appropriate), I am satisfied there is a reasonable basis for the valuation process undertaken and the methodology adopted by the Primary Valuer."

*"Liability limited by a scheme approved under Professional Standards Legislation."*

# APPENDICES

## INSTRUCTIONS

**Purchase Order No 43340**  
**SUPPLIER COPY**

Order Number must be quoted on all packing slips and invoices

PAGE 1 of 1

DATE 10/06/2021

FAX TO

CR NO. CA440

To: ASSETVAL  
PO BOX H176  
AUSTRALIA SQUARE NSW 1215



ABN: 87 065 676 484

Cnr Barrack & King Streets  
(PO Box 42)  
Merredin WA 6415  
Telephone: (08) 9041 1611  
Facsimile: (08) 9041 2379  
Email: admin@merredin.wa.gov.au

Quantity	Description	Reference	Unit Value	Line Value
1.00	Provide a property valuation for property located at Lot 461 (No 1) Throssell Road Merredin.			

Deliver To :

Purchasing Officer Signature

  
Exec Manager Development Services