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Our Ref: V218-21

26 July 2021

Shire of Serpentine-Jarrahdale  
6 Paterson Street  
MUNDIJONG WA 6123

**Attention: Asiya Khan**  
**Senior Property and Facilities Officer**

Dear Asiya

**Re: Market Rental Valuation**  
**Serpentine-Jarrahdale Community & Recreation Centre**  
**38 (Part Crown Lot 5567) Mead Street, Byford**

We refer to your recent instructions that we prepare a market rental valuation of the above property, and confirm we have completed our inspection and investigations and submit the following report which we trust will be satisfactory for your requirements.

Yours faithfully  
**McGees Property**

A handwritten signature in black ink, appearing to read 'Wayne Srhoj', written over a light blue horizontal line.

**Wayne Srhoj** AAPI, Masters (Property)  
Certified Practising Valuer  
Licensed Valuer No. 45093  
Western Australia

**Directors** Peter A Duffield, Damian Molony AAPI, Victor J Sankey AAPI

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Sullivan Commercial Pty Ltd - Licensee  
ACN 051 442 070 ABN 20 051 442 070  
Licensed Real Estate Agents

**A Market Rental Valuation Report prepared for**

**Serpentine-Jarrahdale Community & Recreation Centre**

**38 (Part Crown Lot 5567) Mead Street, Byford**

**Under instructions from Shire of Serpentine-Jarrahdale**

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- (1) Valuation Instructions
- (2) Certificate of Crown Land Title
- (3) Photographs

## Executive Summary

<b>Property Address:</b>	Serpentine-Jarrahdale Community & Recreation Centre 38 (Part Crown Lot 5567) Mead Street, Byford
<b>General Description:</b>	The subject property comprises a 2005 built community and recreation centre with an approximate main building area of 4,692m <sup>2</sup> .
<b>Purpose of Market Rental Valuation:</b>	To assess the current fair market rental value of the subject property for Asset Management purposes.
<b>Market Rental Valuation:</b>	<p><b>\$165,000</b> net per annum exclusive of GST and variable outgoings.</p> <p>Our rental valuation has assumed that the subject property is structurally sound and that the list of defects itemised by HFM Asset Management Pty Ltd in Appendix C of their Building Condition Audit and Life Cycle Costing Report dated 12 February 2021 have been rectified.</p>
<b>Date of Inspection:</b>	6 July 2021.
<b>Date of Rental Valuation:</b>	6 July 2021.
<b>Senior Valuer:</b>	<p><b>Wayne Srhoj</b> AAPI, Masters (Property)  Certified Practising Valuer  Licensed Valuer No. 45093  Western Australia</p>

**This Executive Summary is a brief synopsis of the property and our assessment of market rental value.**

**It is designed to provide a brief overview and must not be read in isolation, separate from our formal valuation report.**

### **Definition of "Market Rental Value":**

*The International Valuation Standards Council (and as adopted by the Australian Property Institute) defines **Market Rent** as:*

*"The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."*

The rent is assessed on the assumption that the premises are vacant and are fit for immediate occupation and ignoring any lessee's improvements or goodwill attaching to the premises by reason of the lessee's business. Whenever Market Rent is provided the "appropriate lease terms" which it reflects should be stated.



### Assumptions, Conditions and Limitations:

- The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of market rental valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This market rental value valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this market rental valuation periodically.

This market rental valuation is current at the date of market rental valuation only. The market rental 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 market rental valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in market rental value.

- The planning and cadastral details obtained from the Department of Planning, Lands & Heritage, Main Roads Western Australia, Landgate and Local Authority websites are current and correct.
- Adjoining land owners or community groups do not impede or restrain development as foreseen.
- We are not aware of any Notices currently issued against the property and we have made no enquiries in this regard.
- In completing our rental valuation we have been privy to a Building Condition Audit and Life Cycle Costing Report prepared by HPM Asset Management Pty Ltd dated 12 February 2021. Our rental valuation has assumed that the list of defects itemised in Appendix C of the report have been rectified.
- The property is not listed or considered to have historical significance by the National Trust or the Western Australian Heritage Council. For the purposes of this rental valuation, it is assumed the property is unaffected.
- The improvements appear to lie within lot boundaries, but we have not sighted a survey of the property and are therefore unable to ascertain whether there is any encroachment over the boundaries.
- A visual site inspection **has not** revealed any obvious asbestos contamination.

We must point out however, that we are not experts in the detection or quantification of asbestos problems and accordingly, have not carried out a detailed investigation. Therefore, this market rental valuation is made on the assumption there are no actual or potential asbestos contamination issues affecting the subject property.

Should a subsequent investigation undertaken by a suitably qualified expert show that the site is contaminated, we reserve the right to review our market rental valuation.

- The value and utility of land can be adversely affected by the presence of Aboriginal sacred sites and/or sites of Aboriginal heritage significance. 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 market rental valuation accordingly.

- The land comprises topsoils, which appear to be relatively free draining however, as no geotechnical investigations have been either undertaken or commissioned, we are unable to report on the underlying nature of the site.
- This market rental valuation assumes the mechanical and electrical services within the building(s) on the property are adequate in specification and are in good operational condition.
- This market rental valuation assumes the sound structural integrity of the building(s) on the property.
- This market rental valuation assumes there is no asbestos or other environmental contamination of the property.
- This market rental valuation assumes there is no encroachment of adjoining buildings onto the subject property.
- This market rental valuation assumes an unencumbered fee simple title to the property.
- If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in this report, they may affect the assessment of market rental value. If any such matters are known or discovered, we should be advised and asked as to whether they affect our assessment of market rental value.

- We have assumed all information supplied in conducting this market rental valuation consists of a full and accurate disclosure of all information that is relevant.
- It is assumed no significant event occurs between the date of inspection and the date of market rental valuation that would impact on the market rental value of the subject property.
- We have not obtained a Property Interest Report in providing our advice. A property-specific report will provide detailed information of property interests not listed on the Certificate of Title that may affect the use and enjoyment of the land.

A report can be obtained from Landgate for a charge of \$54.95 (incl. GST). If a subsequent Property Interest Report reveals any aspects of the property that may impact on its value, we reserve the right to review our market rental valuation.

If there is any variance/contradiction in any of the above assumptions, then we reserve the right to review this market rental valuation accordingly.

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# Market Rental Valuation Report

## 1.0 VALUATION INSTRUCTIONS

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We have received instructions from Asiya Khan – Senior Property and Facilities Officer at the Shire of Serpentine-Jarrahdale to undertake a market rental valuation of the subject property for Asset Management purposes.

## 2.0 DATE OF MARKET RENTAL VALUATION

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6 July 2021, being the date inspection.

## 3.0 PROPERTY ADDRESS

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Serpentine-Jarrahdale Community & Recreation Centre  
38 (Part Crown Lot 5567) Mead Street, Byford

## 4.0 LEGAL DESCRIPTION

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The subject Lease Area forms part of a larger parent Crown Lot, the legal particulars of which are detailed as follows:

### 4.1 *Date of Search*

26 June 2021.

### 4.2 *Land Description*

The parent lot is legally described as an estate in fee simple being Lot 5567 on Deposited Plan 400401, wholly contained in Certificate of Crown Land Title Volume LR3168 Folio 463.

### 4.3 *Status Order / Interest*

Reserve under Management Order.

### 4.4 *Primary Interest Holder*

Shire of Serpentine-Jarrahdale.

### 4.5 *Easements and Encumbrances*

(1) N679001. Reserve 17490 for the purpose of Recreation. Registered 24/7/2017.

I598755. Management Order. Contains conditions to be observed with power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands. Registered 21/8/2003.

A copy of the Certificate of Crown Land Title is appended to this report.

## 5.0 LOCATION

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The Serpentine-Jarrahdale Community and Recreation Centre (SJCRC) is located approximately 32km south-east of the Perth City Centre within the outer metropolitan area suburb of Byford.

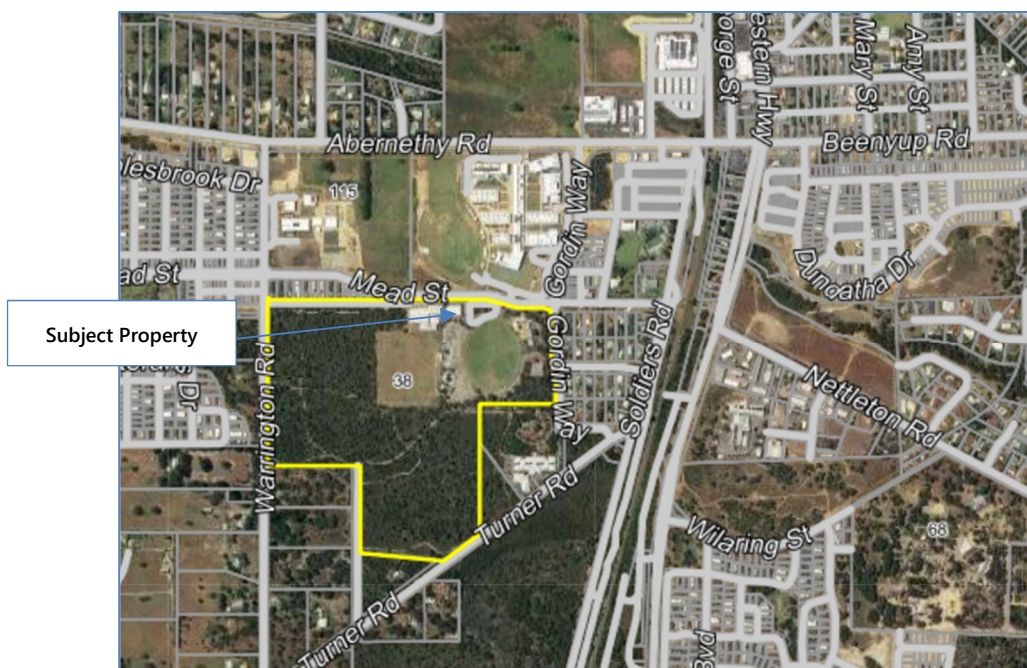
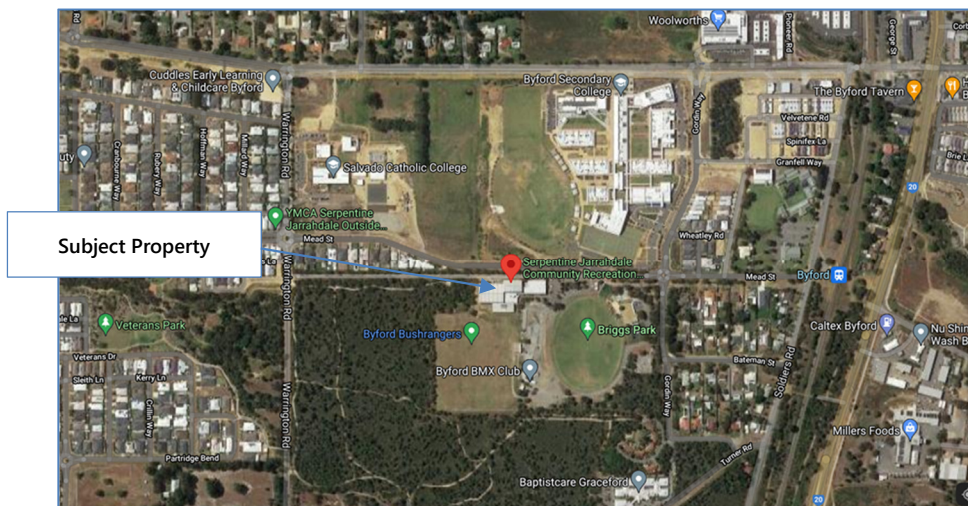
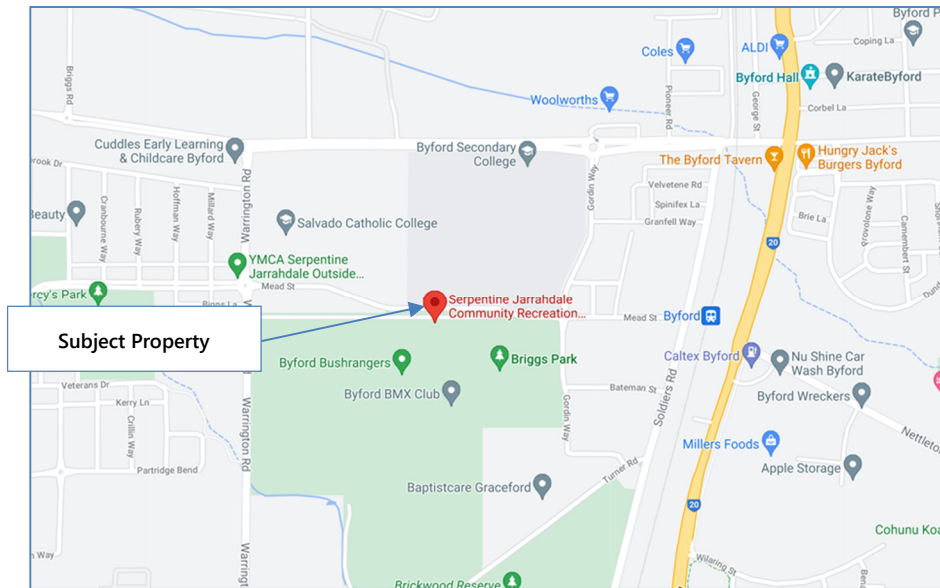
More specifically, the SJCRC forms part of Briggs Park and is located approximately 800m south-west of the Byford Town Centre which fronts South Western Highway.

Briggs Park also accommodates a football oval and the Byford BMX Track.

The subject property is bounded to its immediate north by Byford Secondary College and Salvado Catholic College.

At the date of rental valuation, Byford was considered to be a rapidly expanding residential suburb that has seen an increased number of residents move to the area over the past 10 years.

The location of the subject property is best illustrated by reference to the following Location Plan and Aerial Photographs:





## 6.0 ACCESS

Access into the subject property is from Mead Street.

Access to the Byford Town Centre is via Mead Street, Soldiers Road, Abernethy Road and South Western Highway.

## 7.0 SITE DESCRIPTION

### 7.1 Dimensions

At the date of rental valuation, the SJCRC together with the adjoining car park occupied approximately 1.17ha of Crown Lot 5567.

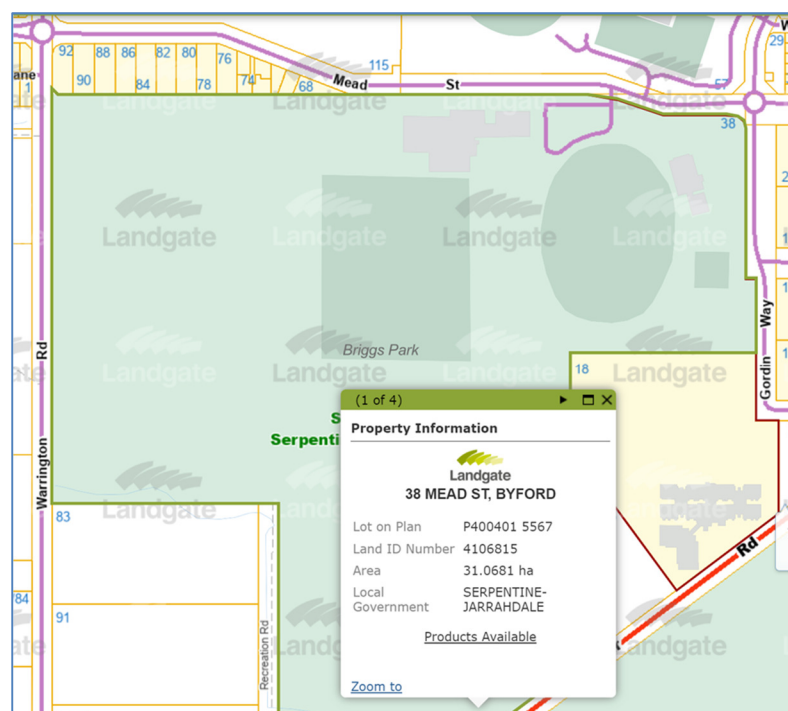
The shape of the SJCRC and adjoining car park are best illustrated by reference to the following Aerial Photograph:



Our rental valuation has considered that a potential lessee will not have exclusive use of the carpark which is situated to the immediate east of the SJCRC.

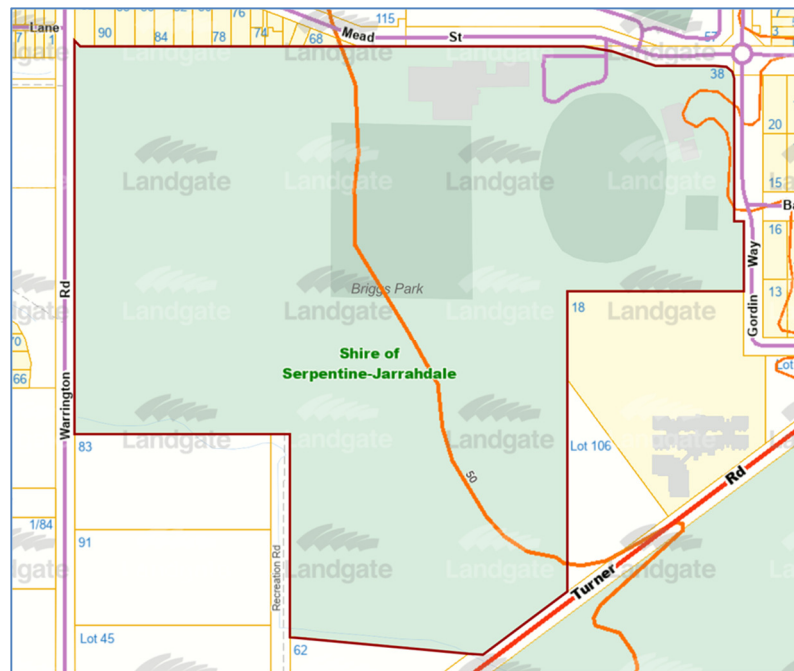
At the date of rental valuation, the subject property formed part of a larger parent Crown Lot.

As shown in the following Landgate map excerpt, Parent Crown Lot 5567 has a total land area of 31.0681ha:



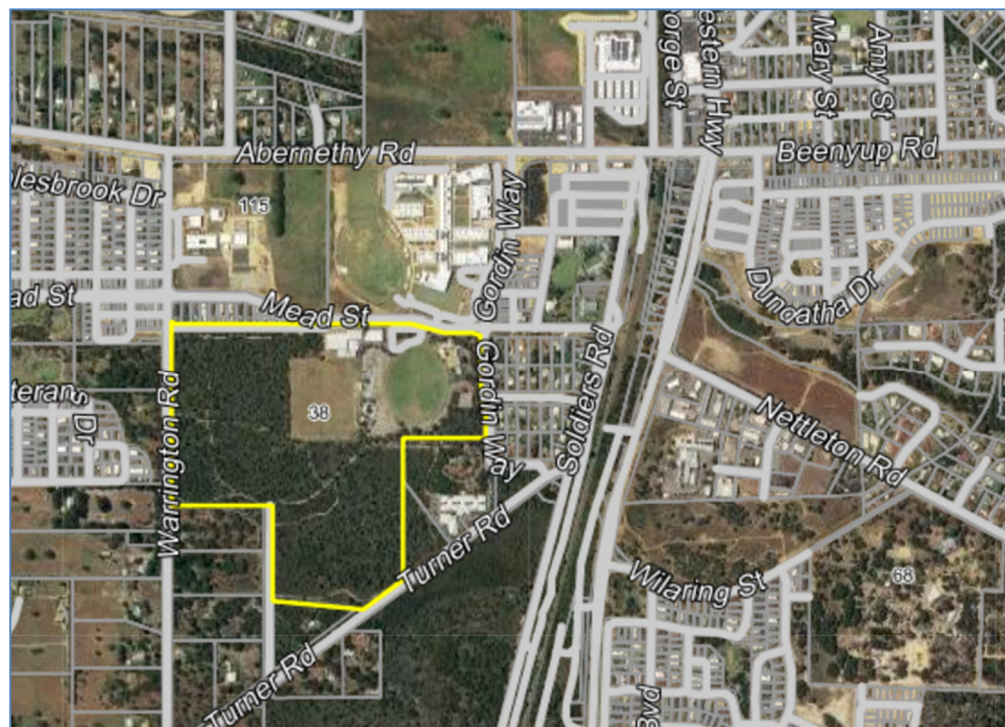
## 7.2 Topography

As shown in the following Contour Plan the subject site is considered to be generally level to Mead Street:

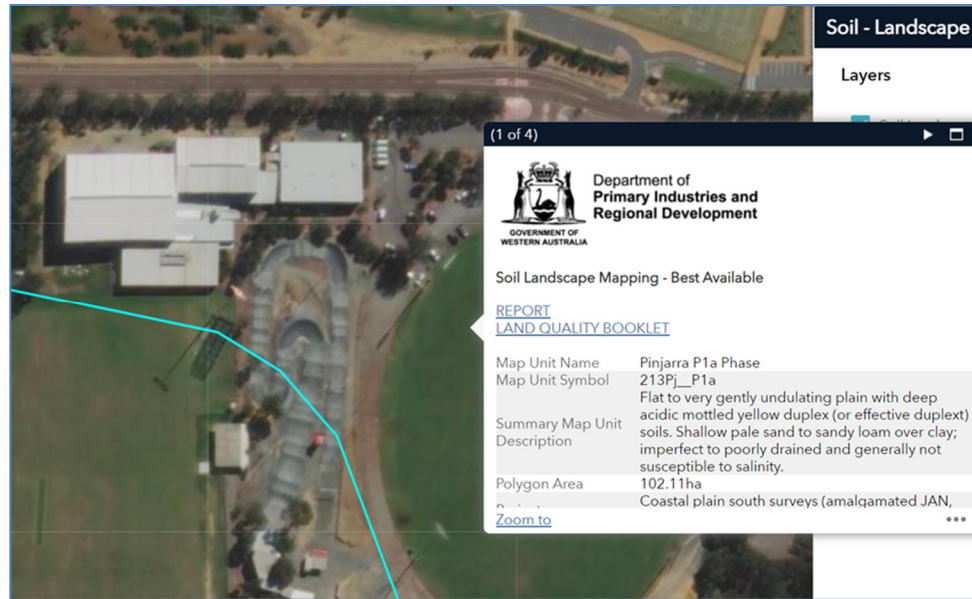


Although the subject site is cleared, we are aware that Parent Crown Lot 5567 comprises established bushland.

The vegetation qualities of the subject lot and parent lot are outlined in yellow on the following Aerial Photograph:



The following excerpt sourced from the Department of Primary Industries & Regional Development's *Soil Landscaping Mapping* platform, details the subject property's soil description:

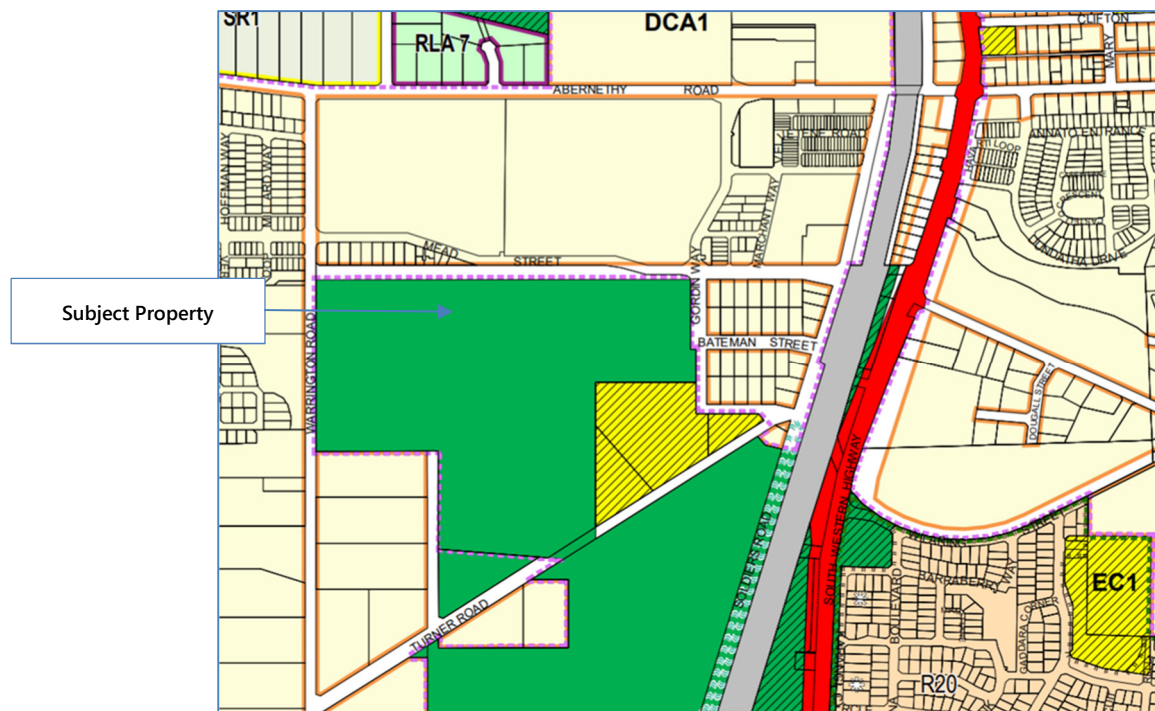


## 8.0 PLANNING AND DEVELOPMENT

### 8.1 Town Planning Scheme

We have confirmed via reference to online Zoning Maps provided by both the Shire of Serpentine-Jarrahdale and the Department for Planning, Lands & Heritage, that the subject property is reserved for "Parks & Recreation" in accordance with the Shire of Serpentine-Jarrahdale's Town Planning Scheme No. 2 (TPS2).

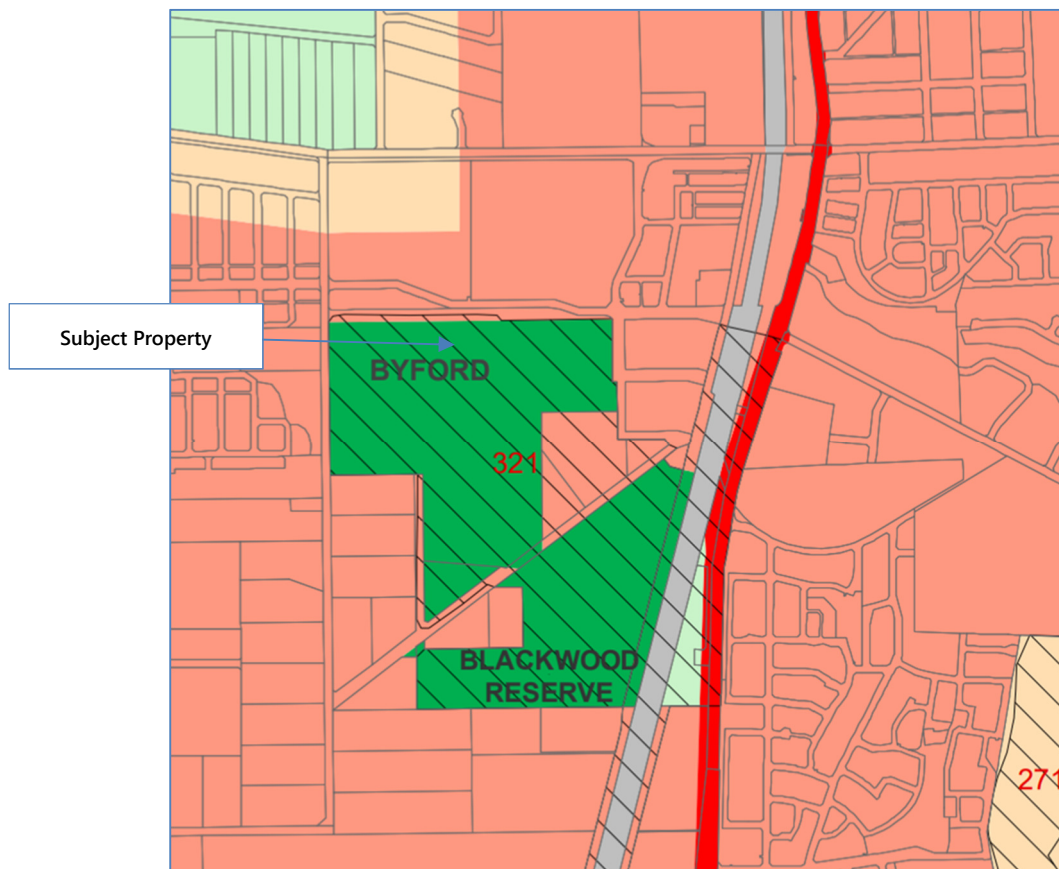
The reservation is as depicted on the following TPS Zoning Map:





## 8.2 Metropolitan Region Scheme

In accordance with the Metropolitan Region Scheme, the subject land is reserved for “Parks & Recreation”, as depicted on the following MRS Zoning Map:



## 9.0 ENVIRONMENTAL, HERITAGE AND CULTURAL ISSUES

### 9.1 Soil Contamination

As a consequence of the *Contaminated Sites Act 2003*, a Public Register is now kept in Western Australia of land that has been classified as being either contaminated – remediation required; contaminated – restricted use or remediated for restricted use.

In making our assessment of the value of the property, we have carried out a basic search of the Register at 4.00am on 26 June 2021 and this discloses that the land **is not classified**.

We do not accept any responsibility or liability whatsoever for the accuracy of the information indicated by the search of the Register.

Further, we do not accept any responsibility or liability for any loss or damage or for consequential loss or damage of any kind arising from our negligence or otherwise to you or any person in relation to the valuation of the property.

This includes any loss or damage arising from our failure or omission to consider any factors which would affect the value of the land including but not limited to any possible environmental site contamination, or any failure to comply with environmental legislation.

Although the subject property is not recorded on the Contaminated Sites Register, we recommend a search of the Reported Sites Register that reports properties which are in the process of being classified.

The Reported Sites Register can be searched by written application to the Department of Water and Environmental Regulation (DWER).



As it will take time for the Register to be fully established, together with the fact many owners may be unaware that their property is contaminated, we believe the carrying out of an independent Environmental Survey by an appropriate expert is the best way to ascertain whether a property is contaminated or otherwise.

Subject to the above caveats, this valuation is made on the assumption there is no contamination of the land.

## **9.2 Asbestos**

The subject property **did not** appear to incorporate building materials containing asbestos fibre.

We must point out however, that we are not experts in this area and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this valuation is made on the assumption that there is no health risk from that source.

Should it subsequently transpire that an expert report establishes that there is an asbestos related health risk, we reserve the right to review this valuation.

## **9.3 Heritage Consideration**

We consider the buildings onsite are of no historical interest.

## **9.4 Aboriginal Sites**

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.

## **9.5 Flooding**

There was no evidence of flooding at the date of inspection and the elevation of the land is such that we would not expect flooding to occur.

## **9.6 Climate Shift**

Although not conclusive, current thinking from a variety of scientific authorities around the world indicates that various issues are contributing to climate shift, whereby changing weather patterns have the potential to alter the traditionally understood cycles and ranges, including but not limited to ambient temperatures, rainfall, sea levels, and storm activity.

Whilst the full implications of this theory are not fully quantifiable, we consider it appropriate to highlight that over a protracted period a variety of peripheral environmental factors have the potential to impact upon the development potential and/or market value of the subject property at a future date.

In light of these potential environmentally based externalities, we would recommend that the valuation advice contained herein be reviewed if and when these factors become evident or more definite.

## **9.7 Bushfire Risk**

Designated Bushfire Prone Areas (BPA's) have been identified by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to bushfire attack.

A BPA is identified by the presence of and proximity to bushfire prone vegetation, and includes both the area containing the bushfire prone vegetation and a 100m buffer zone immediately surrounding it. Where a BPA cuts across a portion of a parcel of land, the entire parcel is treated as a BPA.

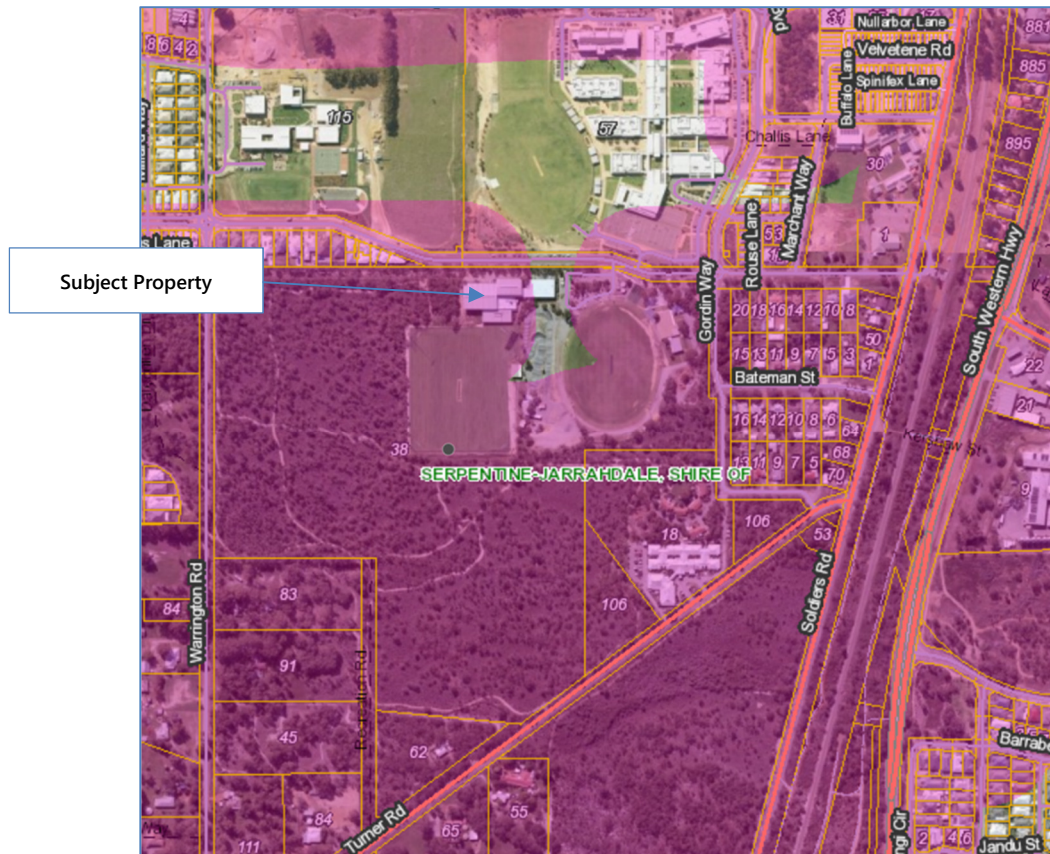
The Department of Fire and Emergency Services (DFES) have released a mapping system identifying land which falls within, or partially within, a bushfire prone area of Western Australia as designated by the Fire and Emergency Services Commissioner. The mapping system can be accessed via the DFES website.

Additional planning and building requirements may apply to developments within designated BPA's in accordance with *Schedule 2 Part 10A of the Planning and Development (Local Planning Schemes) Regulations 2015*, *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, the supporting *Guidelines for Planning in Bushfire Prone Areas* and the *Building Code of Australia*.

We confirm having conducted a search of the DFES mapping system at 4.00am on 26 June 2021 which shows the land **is identified** as a Bushfire Prone Area.

We do not accept any responsibility or liability whatsoever for the accuracy of the information indicated by the search of the mapping system. In the possible event the information contained within the mapping system is incorrect, we reserve the right to review our assessment accordingly.

An excerpt of the map showing the subject property is provided below:



As the property is contained within a designated BPA, we strongly urge the addressee to seek further information as to the level of impact by way of a property-specific Bushfire Attack Level (BAL) assessment by an accredited Bushfire Planning Practitioner prior to placing reliance on this report.

The Building Commission division of the Department of Commerce recommends assessment of bushfire risk is undertaken by a person accredited at the appropriate level to undertake such work.

A properly compiled BAL assessment will identify the degree of impact and fire rating(s) of the site, any likely constraints on development, together with providing details surrounding the measures necessary to gain development approval.

The inclusion of the subject property within a BPA has the potential to have a negative impact on value by way of increased development/construction costs in the future, a reduction in developable area, restrictions on land use, difficulties and higher costs associated with obtaining insurance, and a general negative perception in the market place.

Without the benefit of property-specific planning advice in this instance, we consider there is a higher than usual element of subjectivity in this assessment.

For the reasons detailed above, we reserve the right to review our assessment following receipt of a BAL assessment. Until such time, it is virtually impossible to provide specific comments regarding the degree of impact on the value of the subject property.

## 10.0 SERVICES

Roads surrounding the property are bitumen paved and concrete kerbed, and appear to be adequately storm water drained.

We are aware that essential services including scheme water, electricity, deep sewer, telecommunications and postal services are available and connected to the SJCRC.

Public transport links to the site are limited to the metropolitan bus network with scheduled stops along Mead Street.

## 11.0 IMPROVEMENTS

The subject property is improved with a 2005 purpose built Community and Recreation Centre.

Based on building plans provided, we have calculated the Centre to have an approximate main building area of 4,692m<sup>2</sup>.

The approximate main building area of 4,692m<sup>2</sup> is exclusive of external covered areas and an enclosed 147.3m<sup>2</sup> outdoor playground area that adjoins the crèche.

### 11.1 Construction

The subject Centre is constructed over concrete floors and footings with a combination of concrete tilt-panel and metal clad wall elevations rising to a Colorbond roof.

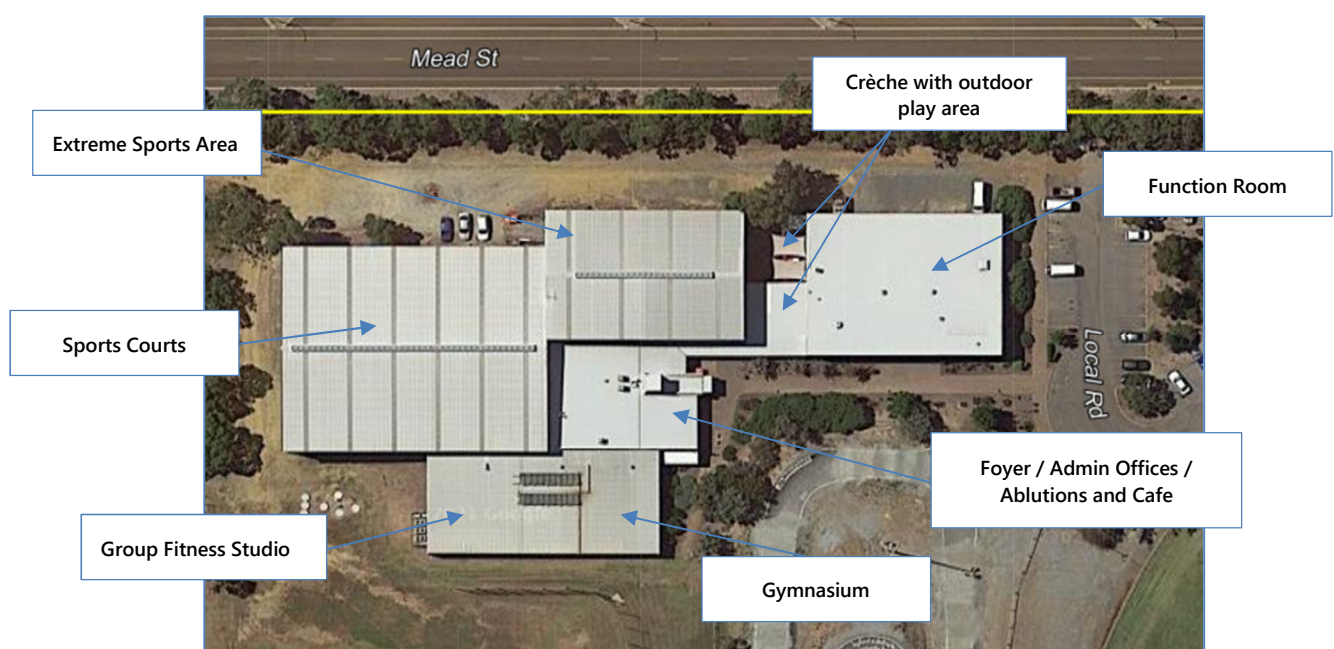
### 11.2 Accommodation / Facilities and Fitout

The purpose built Centre has been built to a relatively high specification that was designed to accommodate the recreational needs of local residents within the Shire of Serpentine-Jarrahdale.

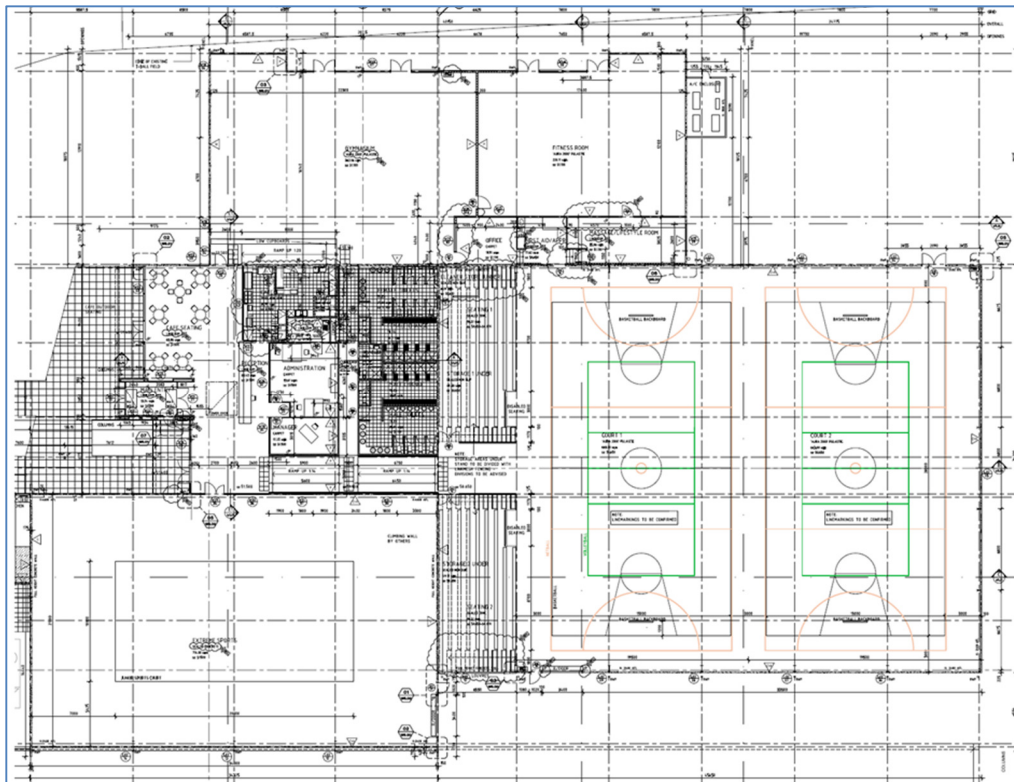
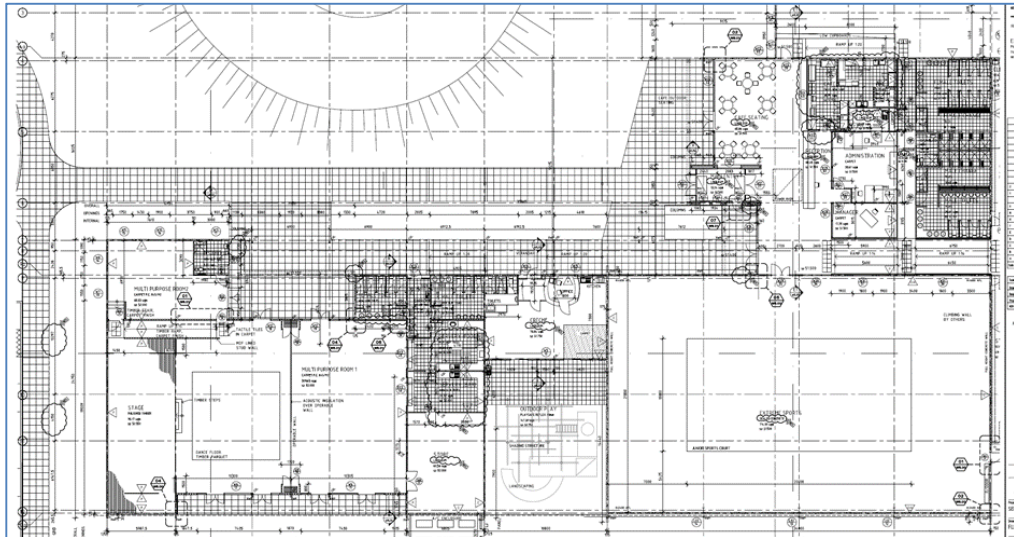
The eastern portion of the building incorporates a 300 seat function room, a stage, a green-room, multiple ablution areas, a storage area and a commercial kitchen which services the function room.

Further accommodation includes a crèche with outdoor play area, an extreme sports area, two sports courts, an administration office area, a café, entrance and waiting area, a gymnasium, a group fitness studio, a separate change- room for the gymnasium and sports courts, and smaller administration / consulting rooms to service the gymnasium.

The general location of the various areas within the Centre are denoted on the following aerial photograph:







The design of the function room is flexible and can cater for both small and large functions.

The crèche incorporates an internal play area, an ablution area, and a large enclosed playground area which is situated immediately north of the crèche.

The extreme sports area has a high-truss roof and incorporates a large rock climbing wall and two sand volleyball courts.

The main administration office, foyer and café area are positioned centrally within the Centre. The entrance, reception and foyer area has been appointed to a high standard, with the café adjoining the main reception area. The café incorporates a full commercial-grade kitchen which has been specifically designed to comply with State health regulations.

A large change-room area which accommodates male, female and athletes with disabilities, is situated to the rear of the front reception area. The change-rooms appear to service the adjoining extreme sports area, the sports court area, and the gymnasium.

The gymnasium accommodates a large open plan weights and workout area, an adjoining group fitness area, a small consulting room with a further smaller room which accommodates group cycling classes.

The sports court area has a high-truss roof and includes two full-sized basketball courts with elevated adjacent grandstands and storage facilities underneath.

### **11.3 External Improvements**

External improvements to the site include a large bitumen paved parking area which appears to accommodate other occupiers within the Briggs Park Recreational Precinct. The main building also incorporates large covered areas which provide shelter for attendees during colder winter months.

### **11.4 Condition of Improvements**

In completing our rental valuation we have been privy to a Building Condition Audit and Life Cycle Costing report completed on the subject property prepared by HFM Asset Management Pty Ltd dated 12 February 2021.

The condition of the subject property is best summarised in the following direct excerpt taken from the above report:

#### **5.10. CONDITION ASSESSMENT SUMMARY**

The following table outlines the Average Condition Ratings by each building element.

Table 16. Facility Condition Summary

Asset Class	Average Condition Rating	Average Condition
BUILDING FABRIC	2.4	Good
CIVIL	2.8	Average
COMMUNICATIONS	3.0	Average
ELECTRICAL	2.1	Good
EQUIPMENT	2.6	Average
FIRE	2.1	Good
HYDRAULIC	2.7	Average
MECHANICAL	3.0	Average
SECURITY	2.6	Average
STRUCTURAL	2.4	Good
<b>Average Condition</b>	<b>2.57</b>	<b>Average</b>

We have also been privy to the following defects list dated 12 February 2021 which has been costed at \$51,430.

Defects

Serpentine Jarrahdale Recreation Centre 10YR LOC-v1

Level	Location	Asset Function	Element	Repair Details	Cost
Ground	External	ELECTRICAL	Light and Power_Site Main Switchboard	Out of service tags in place. Recommend check to ensure suitable isolation/disconnection.	\$220.00
Ground	External	CIVIL	Civil_Car Park and kerbs	Wear and multiple potholes	\$2,600.00
Ground	Corridor	Electrical Cupboard	Light and Power_Building Main Switchboard	Out of Service Tags in place	\$240.00
Ground	Courts	BUILDING FABRIC	Doors_Timber Painted	Door handle is loose and requires resecuring.	\$0.00
Ground	Courts	BUILDING FABRIC	Walls_Insulation	Wall insulation badly damaged due to ball strikes Note cost included in Capital Works for wall coverings.	\$1,200.00
Ground	Courts	BUILDING FABRIC	External Walls_Metal Cladding	Corrosion to mesh and steel structure at panel and metal cladding interface.	\$980.00
Ground	Courts	MECHANICAL	HVAC_Fresh Air Wall Louver	Louvers are corroded. Recommend corrosion treatment and lubrication/maintenance.	\$3,500.00
Ground	Courts	STRUCTURAL	External Walls_Concrete Tilt Panels	Concrete tilt panel base locating plates are missing bolts and are dislodged in places.	\$200.00
Ground	Fitness Room	BUILDING FABRIC	Walls_Painted	Minor cracking and damage	\$200.00
Ground	Fitness Room	BUILDING FABRIC	Ceilings_Tile	Water damage to ceiling tiles.	\$120.00
Ground	Gymnasium	BUILDING FABRIC	Floor Coverings_Vinyl	Taped down tactile flooring requires tying.	\$200.00
Ground	Gymnasium	BUILDING FABRIC	Ceilings_Tile	Water damage and staining	\$200.00
Ground	Extreme Sports	BUILDING FABRIC	Doors_Timber Painted	Door delaminating/damage externally (Cost include in Renewals)	\$640.00
Ground	Extreme Sports	BUILDING FABRIC	Walls_Insulation	Wall insulation badly damaged due to ball strikes Note cost included in Capital Works for wall coverings.	\$8,500.00
Ground	Extreme Sports	BUILDING FABRIC	External Walls_Painted Concrete	Discolouration to wall slab edge possibly due to leaking gutter.	\$660.00
Ground	Extreme Sports	EQUIPMENT	Specialist Services_Climbing Wall	Requires work to return to service (see report). Corrosion to steel at access hatch area. Requires corrosion treatment and paint.	\$2,500.00
Ground	Extreme Sports	MECHANICAL	HVAC_Fresh Air Wall Louver	Louvers are corroded. Recommend corrosion treatment and lubrication/maintenance.	\$14,400.00
Ground	Extreme Sports	STRUCTURAL	External Walls_Concrete Tilt Panels	Concrete tilt panel base locating plates are missing bolts and are dislodged in places.	\$120.00
Ground	Female Toilets/Change Room	BUILDING FABRIC	Walls_Tiles	Minor defects to sling grout throughout all toilets (Cost to steam clean and regROUT as required all toilets).	\$220.00
Ground	Cafe	BUILDING FABRIC	Ceilings_Painted	Ceiling Louver is slightly detached from ceiling/minor water staining.	\$120.00
Ground	Cafe	BUILDING FABRIC	Floor Coverings_Tiled	Supply air grille has become detached from the ceiling.	\$200.00
Ground	Cafe	MECHANICAL	HVAC_Exhaust Hood	Seal at joint between Admin and Extreme Sport has deteriorated and requires redoing.	\$300.00
Ground	Administration	STRUCTURAL	External Walls_Painted Concrete	Water staining originating likely from leaking guttering.	\$860.00
Ground	Massage/Lifecycle Room	BUILDING FABRIC	Floor Coverings_Linoleum	Damage to linoleum at rear of room due to adjacent water ingress.	\$200.00
Ground	Toilet Corridor	BUILDING FABRIC	Door Coverings_Tiled	Damage to tile/grout at entrance to corridor.	\$200.00
Ground	Reception/Cafe Seating	BUILDING FABRIC	Ceilings_Tile	Ceiling tiles water damage	\$100.00
Ground	Creche	BUILDING FABRIC	Doors_Timber Painted	Door grill requires resecuring	\$100.00
Ground	Creche	BUILDING FABRIC	Ceilings_Tile	Ceiling tile is discoloured and bowed	\$200.00
Ground	Creche	BUILDING FABRIC	External Walls_Metal Cladding	Minor corrosion at base of metal wall cladding.	\$200.00
Ground	Creche	HYDRAULIC	Sanitary Plumbing_Basins	No hot water	\$120.00
Ground	Multi Purpose Room 2	BUILDING FABRIC	Ceilings_Tile	Bowed ceiling tile.	\$330.00
Ground	Multi Purpose Rooms - Fen	BUILDING FABRIC	Walls_Tiles	Tile grout discoloured	\$500.00
Ground	Multi Purpose Rooms - Fen	HYDRAULIC	Sanitary Plumbing_WCs	WCs when flushing are overflowing.	\$200.00
Ground	Main Entry	BUILDING FABRIC	Floor Coverings_Linoleum	Noisy in operation and leaking (Cost included in renewals).	\$1,600.00
Ground	Main Entry	BUILDING FABRIC	Doors_Autodoors - Swing Door Actuator Type	Minor corrosion at base of tank cladding (RHS Tank from entrance)	\$1,200.00
Ground	Fire Pump Compound	FIRE	Fire_Hydrant Tank	Small diversion pipe missing.	\$1,600.00
Ground	Fitness Room/Gymnasium	HYDRAULIC	Storm Water Drainage_Downpipes	Loose brick paving. Requires reset and resecured.	\$1,200.00
Ground	External - Multipurpose Ro-Civil	HYDRAULIC	Civil_External Paving	Loose brick paving. Requires reset and resecured.	\$1,200.00
Ground	External - Multipurpose Ro-Civil	HYDRAULIC	Civil_External Paving	Solar panels badly deteriorated and damaged	\$110.00
Roof	Roof	MECHANICAL	HVAC_Toilet Exhaust	Within the internal roof space the flexible ductwork has become detached allowing the toilet exhaust to discharge into the ceiling space.	\$1,600.00
Roof	Roof	STRUCTURAL	Roof Covering_Metal	Section of roof mesh flashing missing	\$4,000.00
Roof	Roof	HYDRAULIC	Storm Water Drainage_Gutters	Signs of corrosion	\$2,400.00
Roof	Roof	STRUCTURAL	Roof Covering_Metal	Leakage through skylight tower	\$51,430.00
Grand Total					\$51,430.00

Our rental valuation has assumed that the subject property is structurally sound and that the above-mentioned defects have been rectified by the Shire of Serpentine-Jarrahdale.

## 12.0 SITE SURVEY

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The improvements appear to lie within lot boundaries, but we have not sighted a survey of the property and are therefore unable to ascertain whether there is any encroachment over the boundaries.

## 13.0 VARIABLE OUTGOINGS

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Our rental valuation has assumed that the subject property's variable outgoing charges will fall within general market parameters.

## 14.0 LEASE DETAILS

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At the date of valuation, we are aware that the Centre was managed by YMCA WA.

We were advised by the Centre's manager that YMCA WA have a licence for a 60 child after-school care facility within the complex.

We have been advised by the Shire of Serpentine-Jarrahdale that the after-school care licence for 60 children is based on the YMCA's utilisation of the existing crèche, outdoor play area, green-room area and the extreme sports area.

For the purposes of our rental valuation, we have assumed *vacant possession*.

## 15.0 GENERAL COMMENTS

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### 15.1 Location

The Serpentine-Jarrahdale Community and Recreation Centre (SJCRC) is situated in close proximity to the Byford Town Centre.

At the date of rental valuation, Byford was considered to be a rapidly expanding residential precinct located near the south-eastern periphery of the Perth metropolitan area.

Within the context of the Perth metropolitan region, Byford has a median house price significantly below the median house price for the wider Perth metropolitan area.

### 15.2 Improvements

The subject property is improved with a 2005 purpose built Community and Recreation Centre.

Although the Centre is designed to accommodate a wide range of recreational services for the local community, it does not include aquatic facilities.

Larger recreation centres throughout the Perth metropolitan area which accommodate aquatic facilities, typically attract higher annual visitation volumes of between 500,000 and 1,300,000.

In the 2020/21 financial year, we have been advised by the Shire of Serpentine-Jarrahdale that the SJCRC attracted approximately 225,000 annual visitors.

## 16.0 GENERAL MARKET COMMENTARY

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As at the date of this advice, emergence of the coronavirus (COVID-19) has had a significant impact on the local and global economies. It is difficult at this point in time to ascertain its true long-term impact on the Western Australian property market.

Prior to the outbreak, there were signs that the slowdown in the global economy that started in 2018 was coming to an end. It is difficult at this stage to determine how protracted the effects of COVID-19 will be and at what point the global economy will return to an improving path.

The above point is significant as at the date of this advice.

Both the domestic and international share markets have exhibited severe volatility in recent months, with share prices fluctuating wildly from session to session. A sharp fall in the share market early on in the pandemic has been followed by a partial recovery in recent months.



The spread of COVID-19 has recently led to many countries implementing significant travel bans, and a growing number of major domestic and international events have been cancelled. As a result, the market is acting with a great uncertainty and concern.

It is extremely difficult to observe how severe the impact of COVID-19 will be on property prices, as up-to-date data in this regard is not readily available like other asset classes such as commodities and shares.

We consider it prudent to alert the reader to the high level of uncertainty and unknowns at this point in time.

The market evidence relied on in undertaking this valuation is largely from a time prior to the COVID-19 outbreak, which makes it difficult to determine with unequivocal certainty the precise impact it has had on the value of the subject property at this point in time.

In very broad terms and prior to the COVID-19 outbreak, over the past 3 years the Perth property market had experienced relatively weak conditions owing to various micro and macro-economic factors. These conditions are not entirely uniform across sectors and locations, with selected areas of the market performing better than others for various reasons.

It is fair to say that the Perth property market had been languishing for quite some time, and had been out-performed by Eastern States markets for a number of years.

Long-term Government bond yields have fallen to record lows in many countries, including Australia. The RBA is continuing a bond buy-back scheme.

With the aim of stimulating the economy, in March 2020, the RBA decided to reduce the official cash rate by 25 basis points to the new record low of 0.50%, and following an emergency out-of-cycle meeting of the RBA held 19 March 2020 (the first out-of-cycle rate cut since 1997) the official cash rate was further reduced to 0.25% to help stimulate the economy and soften the financial blow as the COVID-19 pandemic grew.

More recently, at its November 2020 meeting, with the aim of continuing to support job creation and the recovery of the Australian economy from the COVID-19 pandemic, the RBA reduced the cash rate by another 0.10%.

The official cash rate still sits at 0.10%.

The RBA has consistently acknowledged the uncertainty of the future outlook, including the nature and speed of the expected recovery, and that the pandemic is likely to have long-lasting effects on the economy. Further outbreaks - such as what recently played out in Victoria - will pose significant barriers to a recovery in the short and even medium term.

There is an expectation of a continuation of monetary stimulus over coming months as countries attempt to counter the global slowdown. Domestically, it appears the hallmark local stimulus measures will be wound-back as the direct effects of COVID-19 (including lockdown measures) ease across the states and territories.

In its November 2020 meeting, the RBA noted that the economic recovery is underway and positive GDP growth was expected in the September quarter, despite COVID-19 restrictions in Victoria. It is expected, however, that it will take some time to reach the pre-pandemic level of output.

GDP for Australia is expected to be around 6.0% in the year to June 2021, and 4.0% in 2022. The unemployment rate is expected to remain high, but to peak at a little lower than 8.0% rather than the 10.0% expected previously.

Inflation is forecast to be 1.0% in 2021, and 1.5% in 2022. In the most recent quarter, in underlying terms inflation was 1.25%. Also, in its November 2020 meeting, the RBA confirmed no intentions to increase the cash rate until actual inflation is sustainably within the 2.0% - 3.0% range, which will require a significant increase in wages growth and gains in employment. The RBA stated it did not expect to increase the cash rate for at least 3 years.

The low level of interest rates is continuing to support the broader economy. In our opinion, the current levels of uncertainty make it very difficult to determine how local values will fare in the near future.

Arguably, the impact of the pandemic on the metropolitan property market has not been as pronounced as initially expected, and in many cases local markets have actually performed positively on the back of the States success in containing the virus, together with the historically low interest rate environment.

The impacts, however, are not consistent between asset classes and locations.



We highlight the high level of uncertainty in the marketplace remains, and ultimately the performance of property as an asset class will hinge largely on whether there are any further virus outbreaks.

## 17.0 MARKET RENTAL VALUATION METHODOLOGY

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In adopting a market rent on the subject property, we have utilised the Direct Comparison approach as our primary and only method of valuation.

We have analysed directly comparable rental evidence and our adopted rental rate on main building area has taken into consideration the subject property's size, quality of improvements, location and market factors.

At the date of rental valuation, the subject property comprised a 2005 purpose built community and recreation centre which had an approximate main building area of 4,692m<sup>2</sup>.

Our rental valuation has assumed that the list of defects itemised in Appendix C of the HFM Asset Management Pty Ltd Building Condition Audit and Life Cycle Costing report dated 12 February 2021 have been rectified.

Although our rental valuation has considered that the car park for the SJCRC is not exclusive, we have estimated that the property occupies a 1.17ha site.

At the date of rental valuation, we acknowledge that there was a dearth of directly comparable community arts, cultural centre or recreation centre buildings that were leased out to commercial entities.

Typically, recreation centres owned by local councils are managed internally and not leased out to commercial entities. Purpose built recreation centres are generally aimed to accommodate and service the recreational needs of the local community.

In our experience, local councils often lease recreation centres at peppercorn rents to community organisations.

A good example that reinforces the above comment is that of the [Belmont Sports and Recreation Centre](#) which is located at 400 Abernethy Road, Cloverdale. In December 2018, McGees Property assessed a market rent of \$60,000 net per annum on the building.

The Belmont Sports and Recreation Centre comprised an early-1980s built single level bowling club / function centre with a main building area of 1,470m<sup>2</sup> that occupied a total leased area of 1.3703ha which incorporated a large carpark and 4 bowling greens.

Accommodation provided within the bowling club / function centre included an entry foyer, 3 sets of male and female ablutions, a commercial kitchen, an open plan bar area, a small kiosk, a large open plan function room, a front manager's office, numerous small meeting rooms, and numerous small store areas.

After 2 years of negotiation, we were advised by the City of Belmont in January 2021, that Council and the Lessee agreed to enter into a new lease at a nominal peppercorn rent.

We were also advised by the City of Cockburn that their new 2018 built [Visko Park Cockburn Bowling Club and Recreation Centre](#) was leased out in 2018 to the Cockburn Bowling Club at a peppercorn rent of \$1.00 per annum.

As the majority of recreation and community centres are managed internally or with private management agreements in place, we are aware that there is a dearth of directly comparable recreation centre rental evidence.

Due to the dearth of directly comparable recreation centre rental evidence, we acknowledge the subjectivity associated with adopting a market rent on the subject property.

As McGees Property provide property services to a wide number of local councils, we are only aware of one recreation centre within the Perth metropolitan area that is currently leased out to a private entity.

Details of the [Leeming Recreation Centre](#) rent are as follows:

<b>Address:</b>	<b>Leeming Recreation Centre Cnr Aulberry Parade and Farrington Road, Leeming</b>
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**Comments:** We were advised by the City of Melville that they entered into a lease agreement with a private operator of the Leeming Recreation Centre in 2009.

The lessee was granted a 10 year rent free period to manage and run the slightly dated early-1980s purpose built recreation centre which had an approximate main building area of 7,150m<sup>2</sup>.

The recreation centre incorporates Inflatable World, a gymnasium, 7 squash courts and 3 large netted areas used for cricket, netball, futsal, badminton and volley ball.

The Lessee renewed their lease for a 5 year period at a commencement rent of **\$114,400** net per annum in December 2019 or **\$16.00/m<sup>2</sup>**.

**Comparability** ***A larger more dated recreation centre which was leased to a private entity. The subject is smaller and more modern in comparison and would attract a higher rental rate and a higher overall market rent.***

In our opinion the dearth of directly comparable recreation centre rental evidence can also be attributed to the difficulty of finding a private operator who can gain a commercial return from managing the facility.

The costs of managing a recreation centre are typically high. Private operators may also be discouraged from leasing out community recreation centres due to the high costs associated with utility charges, insurances and minor repairs associated with maintaining the building.

By managing recreation centres internally, local councils in our opinion are also in a better position to maintain recreational services at affordable prices for local residents. Some councils may view leasing out large recreation buildings to one party as being problematic.

Managing recreation centres internally also gives local councils greater quality control in relation to the services they are providing their community.

Although not directly comparable, we are aware of the following significant community-related and function centre rents throughout the Perth metropolitan area:

<b>Address:</b>	<b>88 Centre Street, Queens Park</b>
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**Tenant:** WA Eight Ball Federation.

**Current Passing Rent:** **\$67,381.64** net per annum exclusive of GST as at February 2021.

**Rental Rate:** **\$41.00/m<sup>2</sup>** net per annum.

**Commencement Date:** 1 April 2013.

**Term:** 10 years.

**Option:** 10 years.

**Improvements:** The property comprises an early-1980s purpose built recreation centre which has a main building area of 1,648m<sup>2</sup>.

**Comments:** A current rent for a private lessee occupying a purpose built recreation centre that is situated within an established residential location.

**Comparability** ***A significantly smaller older purpose built recreation centre which is leased to a community organisation. The subject would attract a slightly lower rental rate and a significantly higher market rent.***

<b>Address:</b>	<b>Joondalup Reception Centre 102 Boas Avenue, Joondalup</b>
Area:	An 885.90m <sup>2</sup> function centre and external gallery, located on the ground floor of the library and civic centre building adjacent to the City of Joondalup Council Offices.
Commencement Date:	1 January 2017.
Annual Rent:	<b>\$65,000</b> net pa.
Rental Rate:	<b>\$73.37/m<sup>2</sup></b> net pa.
Term:	3 years.
Rent Reviews:	Annually to CPI.
Comments:	<p>A new lease negotiation for the Joondalup Reception Centre.</p> <p>The tenancy generally offers good quality accommodation with adequate catering and ablution facilities to service the function space.</p> <p>Some of these facilities are beginning to present as somewhat tired but remain functional.</p> <p>The tenancy consists of a main function centre of 825.70m<sup>2</sup> together with an adjacent glass house structure of 60.20m<sup>2</sup>.</p> <p>The leased area features a commercial kitchen, open function area, pre-function/lobby area, male and female ablutions, staff amenities, a small office, store rooms, and plant room.</p> <p>Detrimentially, patrons of the function centre do not benefit from free parking with ticketed surface parking located outside the centre.</p> <p>There are three (3) exclusive staff bays allocated for the use of the Function Centre.</p>
<b>Comparability:</b>	<b><i>A significantly smaller function centre that is situated in the heart of the Joondalup City Centre. The subject would attract a lower rental rate and a significantly higher market rent.</i></b>

As mentioned previously in our report, we were advised by the subject Centre's management that they currently have a licence to accommodate after-school care for 60 children within the subject building.

Although not directly comparable, due to their significantly smaller footprint and different use, we are aware that the City of Canning and the City of Kwinana have recently leased out the following buildings for community related after-school care uses:

<b>Address:</b>	<b>294 (Lot 38) High Road, Riverton</b>
Net Lettable Area:	194m <sup>2</sup>
Land Area:	634m <sup>2</sup> approximately
Improvements:	The property is improved with an early-2000s purpose built former kindergarten with a main building area of 194m <sup>2</sup> .
Current Rent:	<b>\$24,000</b> net per annum exclusive of GST.
Date Set:	March 2021.
Rental Rate:	<b>\$125.00/m<sup>2</sup></b> net per annum.
Lease Details:	The property was leased for a new 5 year term with a 5 year option.
Incentives:	Nil.
Outgoings:	At the date of lease commencement outgoings charges for the building were \$2,152.80.
Comments:	<p>A former kindergarten which forms part of the Riverton Reserve that is located approximately 10km south-east of the Perth CBD.</p> <p>The after-school care facility is situated in close proximity to Riverton Primary School and the Riverton Leisureplex.</p> <p>The rent was based on the building only being utilised as an after-school care facility and not a childcare centre.</p>

<b>Address:</b>	<b>2 (Crown Lots M575 &amp; M576) Budden Way, Medina</b>
Net Lettable Area:	262m <sup>2</sup>
Land Area:	1,681m <sup>2</sup> approx.
Improvements:	The property is improved with a 1970's built after-school care facility having a main building area of 262m <sup>2</sup> .
Agreed Rent:	<b>\$26,000</b> net per annum exclusive of GST.
Date Set:	February 2021.
Rental Rate:	<b>\$99.24/m<sup>2</sup></b> net per annum.
Lease Details:	The property was leased for a new 5 year term.
Incentives:	Nil.
Outgoings:	Outgoings charged at circa \$890.79 per annum which is considered modest.
Comments:	<p>A former kindergarten within the long established residential suburb of Medina approximately 31km south-west of the Perth CBD.</p> <p>More specifically, the property is situated on the north-western corner of the intersection of Budden Way and Medina Avenue, and bounded to its immediate south by Medina Primary.</p> <p>Although the building is slightly dated, it still provides a functional form of accommodation for an after-school care facility with a licence for 50 children aged between 4 and 12.</p> <p>The rent was based on the building only being utilised as an after-school care facility and not a childcare centre.</p>

Due to the dearth of directly comparable evidence, we have also considered local industrial and commercial office rental rates.

Within the confines of the Shire of Serpentine-Jarrahdale and the adjoining City of Armadale, industrial users generally pay rental rates ranging between \$60.00/m<sup>2</sup> and \$100.00/m<sup>2</sup> net per annum overall, whilst commercial office users generally pay rental rates ranging between \$150.00/m<sup>2</sup> and \$225.00/m<sup>2</sup> net per annum overall, depending on the size and quality of the building.

After considering the high costs associated with operating such a specialised purpose built facility, we believe the subject Centre would attract a market rent below the above-stated rental ranges.

Based on the above comments and the identified rental evidence, we have adopted the following rate:

- o Main Building Area 4,692m<sup>2</sup> @ \$35.00/m<sup>2</sup> = \$164,220

Adopt **\$165,000** net per annum exclusive of GST and variable outgoings

## 18.0 ADDITIONAL COMMENTS

Although we acknowledge the difficulty and subjectivity associated with adopting a market rent on the subject Centre in its entirety, we believe there is potential to lease out portions of the building to private operators.

Despite the above, we believe there are a number of areas within the Centre that would likely be viewed as forming part of common use areas. Due to their specialised nature, we believe it would be difficult to find a party who had the capacity to lease these areas for commercial purposes.

Common areas would likely include the function room and commercial servery area, the administration area, the ablutions area, the sports court area and the extreme sports area.

Although most local councils choose to manage recreation centres internally, we believe there is potential to lease out the gymnasium area and the crèche to private entities.

In our experience and depending on size, location, the age of the building and quality of fitout, gymnasiums typically pay rental rates ranging between \$125.00/m<sup>2</sup> and \$225.00/m<sup>2</sup> net per annum. Some gymnasiums often choose to be located in industrial areas where rents typically range between \$75.00/m<sup>2</sup> and \$100.00/m<sup>2</sup>.

After-school care providers generally pay significantly lower rental rates in comparison to private childcare operators. Although highly dependent upon licensed numbers, after-school care providers pay rents that are typically between \$100.00/m<sup>2</sup> and \$150.00/m<sup>2</sup> net per annum.

In comparison, private childcare providers pay significantly higher rents which are linked to the number of licensed children that they can accommodate.

Depending on size, location and quality of improvements, private childcare operators within suburban locations typically pay rents ranging between \$2,000 and \$2,750 per child.

Although the subject Centre would need to be modified, we are aware of a number of other local councils who also accommodate sports related medical professions within their recreation centres. Rents paid by sports related medical operators such as physiotherapists and chiropractors are highly reliant upon the number of visitors who attend the centre.

Depending on size and quality of fitout, physiotherapists, chiropractors and other medical-related operators typically pay rents of between \$250.00/m<sup>2</sup> and \$400.00/m<sup>2</sup> net per annum with recreation centres throughout the Perth metropolitan area.

After considering Byford's locational characteristics and the number of visitors to the subject Centre, we would argue that it would attract a rent at the lower end of the above-stated range if they were able to accommodate sports-related health operators within the subject Centre. Due to the property being reserved for "Parks & Recreation", a wider range of medical-related users may not fall within this zoning classification.

We are also aware that local councils lease out café and function catering business to private operators within recreation centres. Depending on size, café / kiosk operators typically pay rents of between \$10,000 to \$40,000 net per annum.

For internal café operators to be viable, we are aware that community and recreation centres typically require more than 500,000 visitors per annum.

After considering that the subject property in the 2020/21 financial year had approximately 225,000 annual visitations, we believe it would be extremely difficult to find a commercial café operator who would be able to pay a commercial rent at the subject Centre.

## 19.0 MARKET RENTAL VALUATION

After consideration of the factors outlined above and the analysis of relevant market evidence, we are of the opinion the market rental value of the subject property applying as at 6 July 2021, subject to an unencumbered fee simple title, is in the amount of **One Hundred and Sixty Five Thousand Dollars** (\$165,000) net per annum.

Our rental valuation has assumed that the subject property is structurally sound and that the list of defects itemised by HFM Asset Management Pty Ltd in Appendix C of their Building Condition Audit and Life Cycle Costing Report dated 12 February 2021 have been rectified.

## 20.0 LIMITATIONS

The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of market rental valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This market rental valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our market rental valuation than normally would be the case. Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this market rental valuation periodically.

This market rental valuation is current at the date of market rental valuation only. The market rental 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 market rental valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in market rental value.

This market rental valuation is current as at the date of market rental valuation only. The market rental value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property).

Liability for losses arising from such subsequent changes in rental value is excluded as is liability where the market rental valuation is relied upon after the expiration of 3 months from the date of market rental valuation or such earlier date if you become aware of any factors that have an effect on the market rental value.

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

In accordance with the Code of Conduct laid down under the provisions of the *Land Valuers Licensing Act 1978*, we are required to hold this market rental valuation confidential unless directed by our client in writing or required by law to disclose the market rental valuation; and we are not permitted to allow the use of confidential information contained in the market rental valuation for the benefit of any party other than our client. Therefore, use of confidential information contained in this report by an unauthorised third party is not permitted unless express permission in writing is provided.

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

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

Yours faithfully  
**McGees Property**



**Wayne Shroy** AAPI, Masters (Property)  
Certified Practising Valuer  
Licensed Valuer No. 45093  
Western Australia

## **Appendix 1: Valuation Instruction**

Justine Mitchell

**From:** Asiya Khan <akhan@sjshire.wa.gov.au>  
**Sent:** 18 June, 2021 10:10 AM  
**To:** Wayne Srhoy  
**Cc:** Justine Mitchell  
**Subject:** RE: SJ Recreation Centre - Valuation Request

Hi Wayne

Perfect. Could you please proceed and quote PO 4544 on the invoice.

Additionally, I've received the below comments from our Community team. Unsure if this level of detail would be included in the report?

*"Only other thing I can think of is to outline any assumptions for the price indicated. For example:*

- *All major defects on facility to be rectified*
- *All major maintenance to remain responsibility of the landlord etc.*

*I hope that makes sense. I am just assuming that there may be a lower valuation if the facility remains in current state vs if major items such as air con was replaced."*

Kind regards

## Asiya Khan

Senior Property and Facilities Officer

+618 9526 1316

**Shire of Serpentine Jarrahdale**

6 Paterson Street Mundijong, WA 6123

[www.sjshire.wa.gov.au](http://www.sjshire.wa.gov.au)



**From:** Wayne Srhoy <WSrhoy@per.mcgees.com.au>  
**Sent:** Thursday, 17 June 2021 11:19 AM  
**To:** Asiya Khan <akhan@sjshire.wa.gov.au>  
**Cc:** Justine Mitchell <JMitchell@per.mcgees.com.au>  
**Subject:** RE: SJ Recreation Centre - Valuation Request

Hi Asiya,

Our quote to provide a rental valuation of the above property is \$2500+GST and we would require 15 working days from instruction to complete the work.



Please forward us a written instruction & PO number should you want our firm to go ahead with the work.



**Wayne Srhoy** Senior Valuer

D 08 9476 2057 F 08 9321 9203 M 0412 678 114 E [wsrhoy@per.mcgees.com.au](mailto:wsrhoy@per.mcgees.com.au)

Level 2, 26 Clive Street, West Perth, WA 6005 W [per.mcgees.com.au](http://per.mcgees.com.au)

■ Sales ■ Leasing ■ Property Management ■ Valuation ■ Advisory

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This email and any attachments are confidential. If you received this email transmission in error please notify McGees Property by replying to [wsrhoy@per.mcgees.com.au](mailto:wsrhoy@per.mcgees.com.au) or advise us by telephone on (08) 9476 2000. Your cooperation is appreciated.

**From:** Asiya Khan <[akhan@sjshire.wa.gov.au](mailto:akhan@sjshire.wa.gov.au)>

**Sent:** Thursday, 17 June 2021 10:36 AM

**To:** Wayne Srhoy <[WSrhoy@per.mcgees.com.au](mailto:WSrhoy@per.mcgees.com.au)>

**Subject:** SJ Recreation Centre - Valuation Request

Hi Wayne

I hope you are well.

I've received the below request for the SJ Recreation Centre in Byford. I believe the current management agreement with the tenant expires later this year. As such, the Shire is looking at other options including leasing the facility, commercially.

Are you able to provide a rental value per annum for the Centre. It is located at 38 Mead Street, Byford.



Please provide a quote and turnaround time. I believe a report will be presented to Council next month.

Let me know if you require further information.

Kind regards

## Asiya Khan

Senior Property and Facilities Officer

+618 9526 1316

**Shire of Serpentine Jarrahdale**

6 Paterson Street Mundijong, WA 6123

[www.sjshire.wa.gov.au](http://www.sjshire.wa.gov.au)



**From:** Rebecca Steinki <[rsteinki@sjshire.wa.gov.au](mailto:rsteinki@sjshire.wa.gov.au)>

**Sent:** Thursday, 17 June 2021 9:03 AM

**To:** Asiya Khan <[akhan@sjshire.wa.gov.au](mailto:akhan@sjshire.wa.gov.au)>

**Subject:** Recreation Centre - Valuation Request

Hi Asiya,

As discussed, I would like to obtain a lease valuation for the SJ Community Recreation Centre. This will be required if Council wish to consider a lease under the Disposal of Property conditions.

Please find attached floor plans. The facility was built in 2005, with the main activities and service areas currently operating out of the Centre being:

- Indoor Stadium (includes 2 multi-purpose sports courts with line marking for netball, basketball, volleyball and indoor soccer; tiered grand stand/podium; roller door access for equipment bump-in such as events).
- Extreme sports area with skate equipment, indoor rock climbing wall and high ropes equipment (note: this space is currently used for out of school care services and vacation care).
- Function room (caters for up to 300 people). Has a dividing wall to create 2 medium sized rooms for smaller functions and events. Includes a performing arts stage, large wooden dance floor, commercial grade kitchen and serving areas.
- Green room (to side of stage area). Also acts as a multipurpose room.
- 24/7 gymnasium (equipment lease is about to expire; hence may not be included)
- Group fitness room with mirrored side wall.
- Children Service room and outdoor play area (caters for creche and some out of school care/school holiday programs)
- Café
- Administration offices and reception area.
- Change rooms and amenities.

Please let me know if you require any further information.

Many thanks

Rebecca

**Rebecca Steinki**

Manager Community Activation

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**Request and  
Report It** 



**Appendix 2:**  
**Certificate of Crown Land Title**

WESTERN



AUSTRALIA

REGISTER NUMBER	
<b>5567/DP400401</b>	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
<b>N/A</b>	<b>N/A</b>

RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE

VOLUME  
**LR3168**

FOLIO  
**463**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997  
**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 5567 ON DEPOSITED PLAN 400401

**STATUS ORDER AND PRIMARY INTEREST HOLDER:**  
(FIRST SCHEDULE)

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** SHIRE OF SERPENTINE-JARRAHDAL OF 6 PATERSON STREET, MUNDIJONG  
(XE I598755 ) REGISTERED 21/8/2003

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. N679001 RESERVE 17490 FOR THE PURPOSE OF RECREATION REGISTERED 24/7/2017.  
I598755 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS. REGISTERED 21/8/2003.

Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP400401
PREVIOUS TITLE:	LR3133-19
PROPERTY STREET ADDRESS:	38 MEAD ST, BYFORD.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF SERPENTINE-JARRAHDAL
RESPONSIBLE AGENCY:	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)



### **Appendix 3: Photographs**

V218-21



Entrance



Adjoining Car Park



Adjoining Car Park



Foyer



Main Reception



Stage



Creche



Creche Outdoor Play area





Volley Ball Court



Climbing Wall



Cafe



Cafe



Cafe



Gym



Consulting Room



Sports Court





Grand Stand

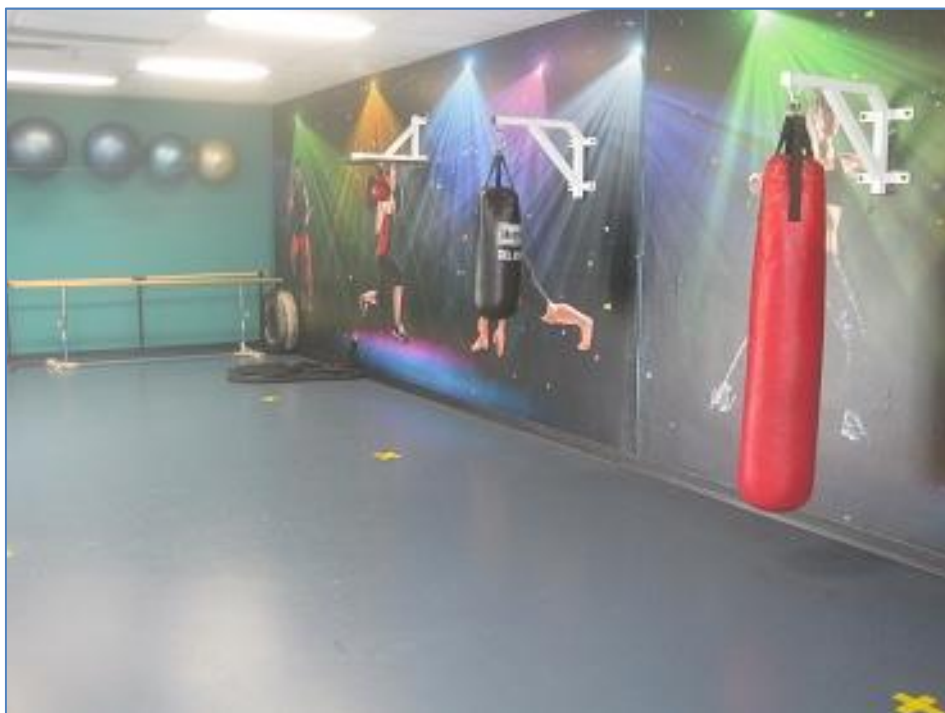


Sports Court





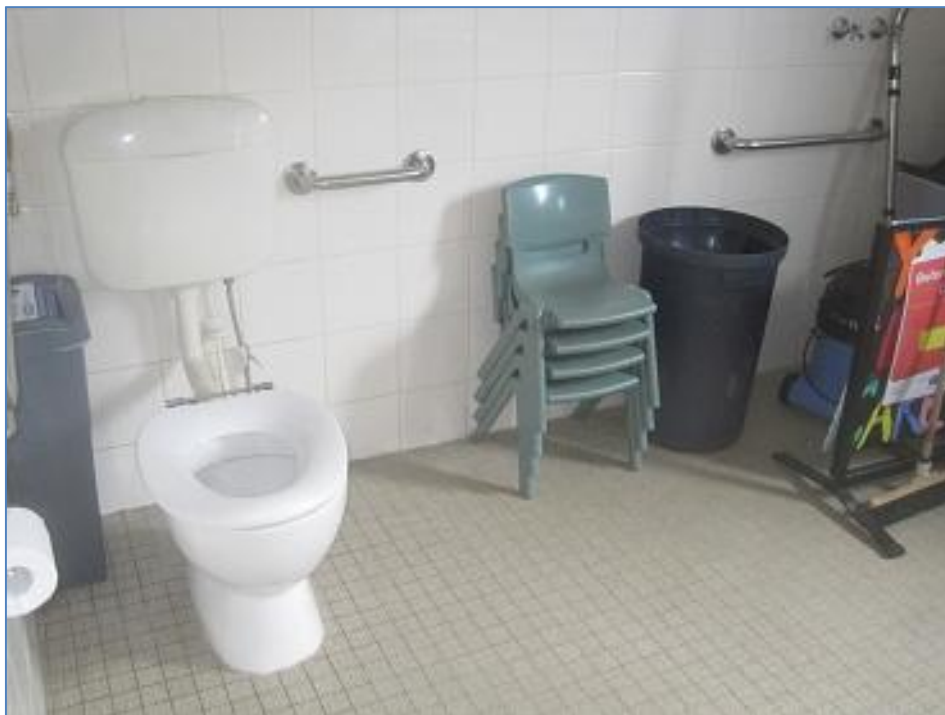
Cycling Fitness Room



Group Fitness Room



Group Fitness Room



Disable Toilet



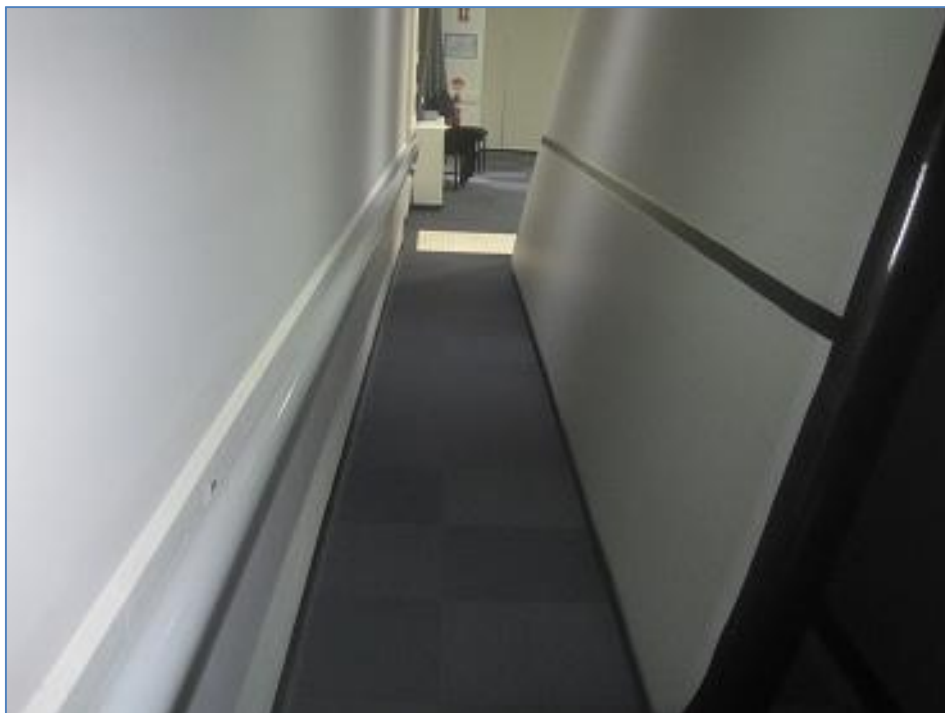
Stage



Function Room



Stage



Ramp to Access Stage



Function Room Kitchen



Kitchen





Store Area



Function Room



Kitchen Area Access Doors



Entrance



Sports Court



Grand Stand



Sports Court Corridor



Male Changeroom



Showers



Admin Office