



Valuation Report

6 Rutledge Street,
10 – 12 Rutledge Street and
Part 257 Crawford Street
Queanbeyan, NSW

Queanbeyan Palerang Regional Council

9 October 2020

Valuation Details

Instructing Party

Queanbeyan Palerang Regional Council
C/- Colliers International Government Property Services

Reliant Party

Queanbeyan-Palerang Regional Council

Purpose of Report

Consultancy

Interest Valued

100% Freehold interest

Date of Valuation

9 October 2020

Date of Inspection

10 September 2020

Property Overview

The subject property is located in the southern New South Wales city of Queanbeyan which is adjacent to the ACT and approximately 20 kilometres south east of the Canberra CBD. The property is located on the corner of Rutledge and Crawford Streets which is centrally located within the City of Queanbeyan.

The subject property comprises two blocks which can be described as follows:

Main Site Amalgamation of 10-12 Rutledge Street and part of 257 Crawford Street forming an area of 4,498 square metres. Site currently developed with residential dwellings and former senior citizens building.

6 Rutledge Street Regular shaped site of 848.6 square metres currently developed with a building occupied by Queanbeyan Library.

The land is zoned B3 – Commercial core which *"encourages some high density residential uses in conjunction with retail or employment uses where appropriate."*

We have been asked to value the property on three proposed options:

Option 1	Main Site	155 residential apartments over two buildings with basement car parking.
	6 Rutledge	39 residential apartments over five levels with basement car parking
Option 2	Main Site	Office building comprising 10,300 square metres of GFA with basement car parking. Valued with and without pre commitment.
	6 Rutledge	Office building comprising 3,000 square metres GFA with basement car parking. Valued without pre commitment.
Option 3	Main Site	Mixed use building comprising 110 residential apartments, retail and commercial with basement car parking.
	6 Rutledge	Mixed use building comprising 24 residential units with ground floor retail.



Valuation

Adopted Value (100% Freehold Interest)	Option 1	Residential	155 units and 39 units	\$4,780,000
	Option 2	Office	15 Years Lease	\$8,450,000
			No Lease	\$3,130,000
	Option 3	Mixed Use	110 units & 24 units	\$5,070,000

VALUATION REPORT



Property known as:	6 Rutledge Street Queanbeyan NSW 2620
Prepared for:	QUEANBEYAN PALERANG REGIONAL COUNCIL PO Box 90 QUEANBEYAN NSW 2620
Purpose:	Evidence of Current Market Value.
Date of Valuation:	4 November 2019

Instructing Party:	Queanbeyan Palerang Regional Council. PO Box 90 Queanbeyan NSW 2620 Attention: Bill Warne
Landowner:	Queanbeyan City Council
Address:	6 Rutledge Street, Queanbeyan NSW
Legal Description:	Lot 31 in Deposited Plan 771673
Property Description:	A multi-level commercial office building situated on the eastern fringe of the main Queanbeyan Shopping precinct in a non-prime position. Adjoins the Council owned Lowe Street carpark.
Site Area:	848.6 square metres
Date of Inspection:	4 November 2019
Significant Issues:	<ul style="list-style-type: none">• Non-Prime Commercial location• Currently owner occupied and used as Library and Offices.• Valued on a "vacant possession" basis.• Value excludes solar panels.
Valuation Approach:	Direct Comparison with sales and potential Net Income Capitalisation.
Date of Assessment:	4 November 2019
Valuation:	\$3,000,000 (Three Million Dollars)



"BLOCK E" QUEANBEYAN CBD, NSW

Commercial in Confidence



Prepared for Queanbeyan Palerang Regional Council

DRAFT REPORT

Executive Summary

Purpose of Assessment	To provide independently prepared consultancy advice to QPRC (Queanbeyan Palerang Regional Council) for negotiations with a developer that may acquire the site described as "Block E".		
Interest Assessed	Freehold in possession of the entire site subject to subdivision enclosing 3,630m ² and assumptions stated below.		
Location	The development site is located in the Queanbeyan CBD at the corner of Crawford and Rutledge Streets with a third street frontage to the lane beside the library that grants access to the Lowe Street car-park.		
"Block E" Legal Description	The land remains subject to survey being a sub-division of: 257 Crawford Street (5,863m ²) - Lot 2 in DP117998; 10 Rutledge Street (634m ²) - Lot 2 in DP748338; 12 Rutledge Street (663m ²) - Lot 18 in DP548244		
Registered Owner	Queanbeyan City Council		
Zoning & Development Application (DA) consent	B3 Commercial Core – FSR of 3.0:1 and a height limit of 30metres. A DA consent is assumed for the project known as Block E that reflects an FSR 2.17:1 within a height of 25metres. The DA consent will permit a change of use from the B3 commercial objectives to allow a mixed use property with ground floor retail/commercial suites and a mix of units and townhouses above podium parking.		
Project Summary	The property will provide parking over three levels in a podium at ground and above. The units (70) will provide a mix of bedrooms with one, two and two + study layouts divided into two towers in addition to townhouses (17) in a third sector overlooking the Lowe Street car-park that will be significantly re-developed. The ground floor will provide strata suites (1,550m ²) with street frontage suited for retail and office uses. A public plaza and new QPRC head office building will transform the current car-park appearance.		
Range of Results	Our feasibility modelling has revealed the degree of sensitivity of unit pricing upon the (development site) land value. The project will deliver a standard of accommodation superior to that achieved to date for residential units in Queanbeyan. Therefore a premium to the witnessed unit pricing of new stock will be achieved. This leads to a small range in our unit pricing estimates that result in the land value range below.		
Assumptions	The subject property remains subject to survey and issue of a separate title. The results remain subject to verification of our estimates for project costs.		
Upper Range	Land Value - \$3,400,000	\$39,080/unit (87)	IRR of 17.97%
	The upper range is based on a realistic, modest unit pricing premium to the sales evidence intended to provide a negotiating range with the prospective developer.		
Lower Range	Land Value - \$2,800,000	\$32,184/unit (87)	IRR of 17.82%