

Valuation Brief for Auckland Council Category-3 Buy-Out Process (Residential Home Property Type)

Professional Qualification

Valuations are to be prepared and signed only by Registered Valuer(s) with a current Annual Practicing Certificate.

Professional Standards

Valuations are to be prepared and reported in compliance with International Valuation Standards (effective 31 January 2022) and relevant Guidance Papers for Valuers and Property Professionals published by the Australian Property Institute (API), Property Institute of New Zealand (PINZ) and New Zealand Institute of Valuers (NZIV).

Purpose of Valuation (to be acknowledged in report)

Market valuation to inform potential sale and purchase under voluntary buy-out process conducted by Auckland Council.

The valuation is not a compensation valuation under the provisions of the Public Works Act 1981 or, the valuation industry standard; ANZVGP 113 Valuations for Compensation and Compulsory Acquisition.

Basis of Valuation: Market Value

Market Value is defined in International Valuation Standards as:

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

Valuation Date

26 January 2023

Valuation Approach

The pertinent valuation approach or approaches to be applied are to be determined by the valuer. For a typical improved residential home property type it is anticipated that the Market Approach (in accordance with IVS 105) will be applied through the Comparable Transactions Method used, including Direct Comparison and Net Rate units of market analysis

Property State & Condition - Assumptions, Information and Limitations

- The valuation is based on a fundamental Special Assumption, whereby the property is assumed to be in the state and condition which existed as at 26 January 2023 ie. prior to and disregarding damage caused by the specified storm/flood event
- Property data is to be based on a physical inspection (to the extent which can be safely conducted) in conjunction with (i) the property data selection supplied by Auckland Council (ii) additional records/images sourced from the property owner
- The valuer may, if required, request additional information/visual records in order to establish a reasonable assumption as to the property state and condition as at 26 January 2023
- If the valuer has been provided with insufficient information to arrive at a reasonable assumption then this limitation shall be stated in the report.

Reporting

Full compliant valuation report format to be provided.

Component Level of Market Value (to be reported)

- Land Value
- Improvements
- Chattels

GST treatment

The GST status of the concluded market value must be clearly stated. It is expected that for residential home typologies, the value will be expressed as 'inclusive of GST, if any.'