

REF: J T/SSFDLot13b

25 June, 2009

Mr P Kendall
Professional Contractors Ltd
10 Pullum Street
Birkenhead
NORTH SHORE CITY 0626

Dear Sir

RE: Lot 13 - Silverstream Falls Subdivision, Tairua

Acting on instructions received from Gina Kendall we inspected the property described below for the purpose of carrying out a valuation and providing our opinion as to the current market value.

The effective date of the valuation is 25 May 2009 being the date of inspection.

Client/Owner: Kitchener Trustees Limited

Address: State Highway 25, Tairua

Legal Description: An estate in fee simple more or less being Lot 13
Deposited Plan 401573

Certificate of Title: 409419
(See attached Title for a list of all memorials)

Area: 4.9280 ha

Valuation:

Land Only	\$530,000
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Five Hundred & Thirty Thousand Dollars
(Inclusive of GST)

Disclaimer:

This report has been prepared for valuation purposes only and should not in anyway be regarded as a site or structural survey.

This report is confidential to the client/s named and their financiers, and for the purposes specified in the report. No liability is accepted to any parties relying upon it for other purposes, or beyond a period of three months from the date of issue, without prior reference to the valuer.

Valuation Comments:

The subject property comprises a desirable 4.9280 hectare block situated within the Silverstream Falls subdivision north of Tairua on the eastern seaboard of the Coromandel Peninsula.

The lot provides a desirable elevated house site situated on an easy ridge which looks directly into a waterfall situated on the adjoining "1000 acre" covenanted area . An appealing and unique feature.

The house site also enjoys views to the west of "Smiley Rock" which overlooks the Kauri dam reserve. The house site should provide sufficient space to accommodate a variety of house styles and an area has received minor excavation to allow ample space for garaging/utility building, parking, turn around areas.

The site will enjoy almost complete privacy with only one other distant house site within view. A walking track will be established which can feed down to the waterfall then on to the kauri dam and back up to the house site.

Unless the property can be sold at a premium it should be retained as one of "jewels in the crown" as it also can assist in marketing the other properties within the subdivision.

3.65 hectares is within a bush covenanted area.

Method of Valuation:

All small blocks have been analysed by subtracting the added value of any improvements in order to arrive at a net land value.

We have then identified the actual or preferred house site with allowance made for access, availability of services, view, degree of shelter, allowance for any natural features such as stream etc.

The balance of the land has then been considered on its ability to add to the house site with particular note paid of quality of grazing, contour, its relationship to the house site, quality of any indigenous cover and natural features which may enhance the land.

This approach enables various blocks to be compared with particular note paid to the factors which tend to create value in accordance with the market.

Detailed Valuation

Land Value - a 4.92 hectare lot

\$530,000

Five Hundred & Thirty Thousand Dollars

Sales Evidence:

The following sales of properties in the surrounding locality were considered in the assessment of the subject property.

1. 50 Paul Road sold May 2007 for \$477,000. Rating Valuation Capital Value \$416,000 with a Land Value of \$415,000. A 2.5 hectare block (Lot 6). A desirable elevated block with extensive views and good elevated house site with some grassed areas including a pond with an attractive small stream situated to the rear of the house site.
2. 64 Paul Road, Tairua sold July 2006 for \$415,000. Rating Valuation Capital Value \$171,000. A vacant 6.6310 hectare block. Previously valued by Jordan Valuers. Contains an elevated house site on a relatively steep contoured block with some potential for further subdivision.
3. 1811 The 309 Road, Whitianga sold February 2008 for \$455,000. Rating Valuation Capital Value \$422,000 with a Land Value of \$355,000. A 10.4280 hectare block. A steeper block on the 309 Road which more or less provides a house site but mainly southerly aspect. Previously valued by Jordan Valuers.
4. 1815 The 309 Road sold March 2008 for \$620,000. A 10.9100 hectare block. Previously valued by Jordan Valuers. Contains a two level dwelling with some outbuildings situated on an elevated building platform. Balance of the land being of limited value and provides space for the house site. Indicates a Land Value in the vicinity of \$425,000.
5. Kopu Hikuai Road sold November 2007 for \$700,000 (two lots) 102 ha. Settled in 2008. Contains some grazing and house site with balance being of steeper contour in bush with limited access. 20 ha at \$17,500/ha, 82 ha at \$4,268/ha. Basically a "10 acre block" plus other land.
6. 1244 Manaia Road, Coromandel sold March 2008 for \$495,000. A 10 hectare block with house site plus bush. Rating Valuation Capital Value \$298,000. Valued by Jordan Valuers.
7. 1587 State Highway 25, Whitianga sold May 2008 for \$950,000. Rating Valuation Capital Value \$742,000 with a Land Value of \$510,000. A 47.36 hectare block with a two level dwelling and some grazing to the front of the property with the balance being steeper. Indicates a Land Value in the vicinity of \$675,000.
8. 2312a State Highway 25, Coroglen sold for \$460,000. A desirable 5.78 hectare lifestyle block situated just north of Coroglen and handy to Hodge Road. Indicates a Land Value in the vicinity of \$80,000/ha and after an allowance for an elevated house site indicates a Land Value in the vicinity of \$33,000/ha.

Sales within the Silverstream Falls Subdivision most of which are now dated. (Private sales with no agents commission).

1.	Lot 2 – 10.7 ha	\$510,000
2.	Lot 4 – 12.5 ha	\$470,000
3.	Lot 5 – 4.9 ha	\$450,000
4.	Lot 9 - 4.5 ha	\$470,000
5.	Lot 10 - 2 ha	\$450,000
6.	Lot 11 - 4.5 ha	\$300,000 (old sale 2005)
7.	Lot 14 - 8 ha	\$380,000 (old sale 2005)
8.	Lot 15 - 2.5 ha	\$400,000
9.	Lot 16 - 2.5 ha	\$425,000
10.	Lot 19 - 9.5 ha	\$422,875
11.	Lot 21 - 5 ha	\$385,000
12.	Lot 22 - 9.5 ha	\$420,750
13.	Lot 30 - 15.5 ha	\$390,000 (included discount)
14.	Lot 31 - 9.5 ha	\$450,000
15.	Lot 34 - 10.5 ha	\$460,000
16.	Lot 35 - 15 ha	\$475,000

Zoning:

Rural Zone.

Situation:

The subject property is situated within the Silverstream Falls Subdivision which is approximately 10 minutes drive north of Tairua and is within an easy drive to several of the eastern coast beaches.

The overall contour of the subdivision is of relatively easy contour enjoying a warm northerly aspect and is protected by the hills which tend to rise towards the south and west.

The subdivision has been completed to a high standard and considerable thought has been applied to choosing the prime house sites which enjoy not only distant sea and harbour views where possible, but also a good level of privacy from one another.

The chosen house sites also have ample space to provide for relatively easy building platforms together with space for out buildings and gardens.

A desirable subdivision which appeals not only to the local market but also off shore buyers including ex pats.

Tairua is a popular holidaying location on the east coast of the Coromandel Peninsula. It provides a good range of shopping and recreational facilities including primary schooling, medical rooms and rest home. Daily bus service to Thames District High School approximately 50 kilometres.

Land:

An irregular shaped parcel as shown on the enclosed sketch plan.

The access way drops gently down from the central access road along the easy ridge to the partially excavated house site.

A dwelling could be constructed on several levels to match the land contours and as indicated there is ample space to provide garage/parking etc.

Water supply is available from the stream.

As indicated above the house site overlooks the waterfall and is adjacent the Kauri dam reserve.

The house site has almost 360 degree which also includes extensive bush views.

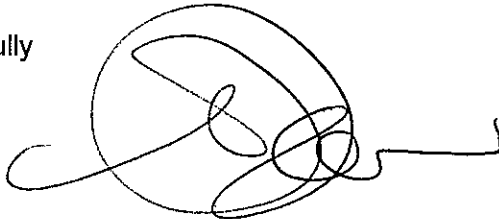
Summary:

A desirable 4.92 hectare block within the Silverstream Falls Subdivision north of Tairua on the eastern seaboard of the Coromandel Peninsula.

Having inspected the subject property and being familiar with the available sales evidence we have provided what we believe to be is a realistic assessment of the property's value.

Should you require any additional information or wish to discuss any aspects of this report please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a small flourish.

M J Jordan (Registered Valuer ANZIV SPINZ MREINZ)



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 409419
Land Registration District South Auckland
Date Issued 11 September 2008

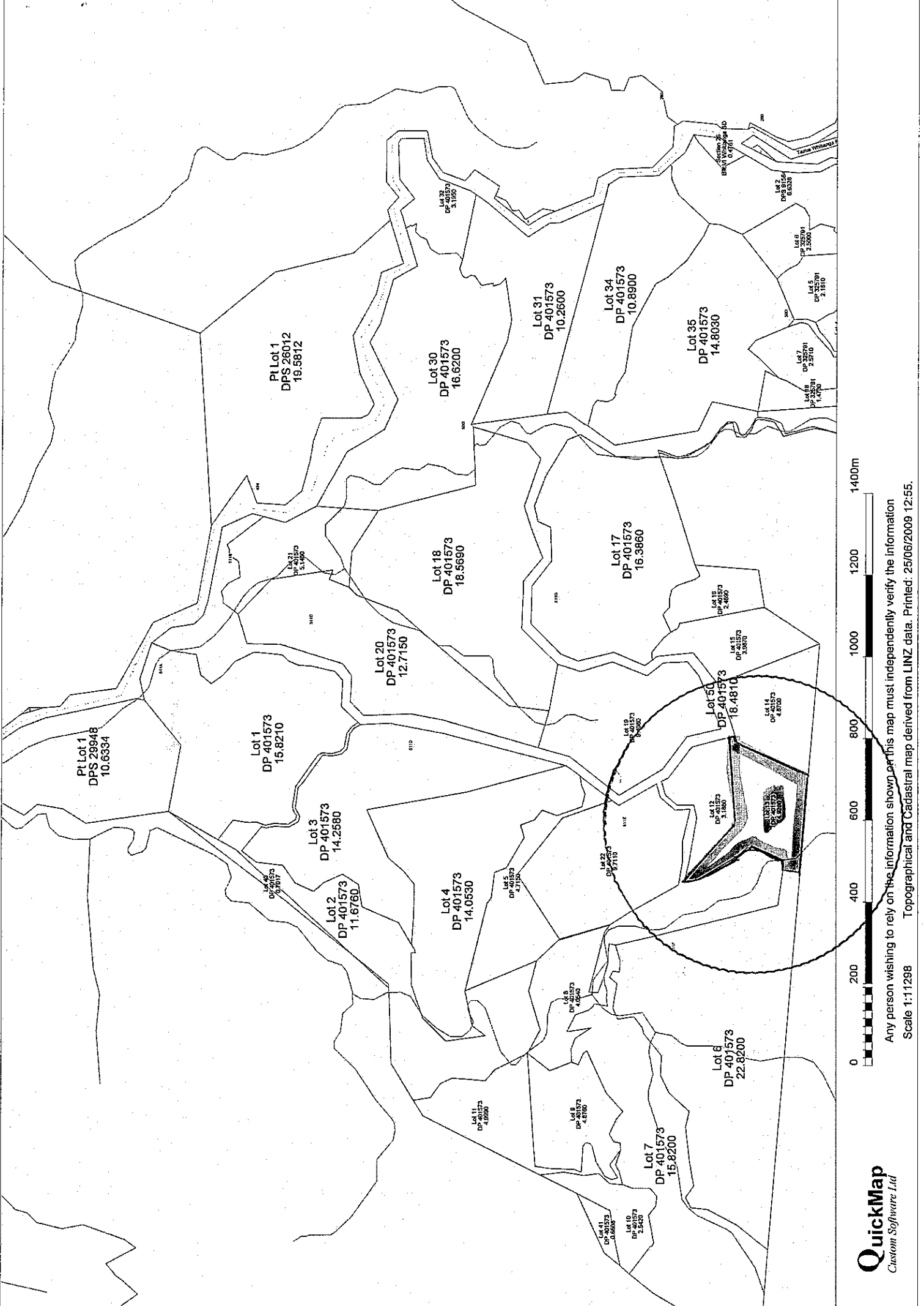
Prior References

244254 244255

Estate Fee Simple
Area 4.9280 hectares more or less
Legal Description Lot 13 Deposited Plan 401573
Proprietors
Kitchener Trustees Limited

Interests

Appurtenant hereto is a pedestrian right of way created by Transfer 5313381.1 - 13.8.2002 at 1:20 pm
Appurtenant hereto is a right to convey telecommunications and computer media created by Easement Instrument 5895742.5 - 11.2.2004 at 9:00 am
The easements created by Easement Instrument 5895742.5 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 5895742.11 - 11.2.2004 at 9:00 am
6778118.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.3.2006 at 9:00 am
7933512.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.9.2008 at 9:00 am
Appurtenant hereto is a right of way (pedestrian only) created by Easement Instrument 7933512.13 - 11.9.2008 at 9:00 am
Appurtenant hereto are rights of way, rights to convey electricity, telecommunications and computer media and a right of way (pedestrian only) and rights to convey water created by Easement Instrument 7933512.14 - 11.9.2008 at 9:00 am
Some of the easements created by Easement Instrument 7933512.14 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7933512.15 - 11.9.2008 at 9:00 am
7933512.28 Open Space Covenant pursuant to Section 22 Queen Elizabeth The Second National Trust Act 1977 - 11.9.2008 at 9:00 am.
Appurtenant hereto is a right to convey telecommunications and computer media created by Easement Instrument 7979304.1 - 6.11.2008 at 11:08 am
8026364.4 Mortgage to TSB Bank Limited - 17.12.2008 at 9:19 am



Any person wishing to rely on the information shown on this map must independently verify the information
 Scale 1:11298 Topographical and Cadastral map derived from LINZ data. Printed: 25/06/2009 12:55.