

Catherine Wiltshire

From: Errol Ferdinands [REDACTED]
Sent: Friday, 15 July 2022 12:38 PM
To: Gina Hay
Cc: Kristie Debney
Subject: RE: Bangaroo St North Balgowlah - Valuation

Hi Gina

My experience suggests [REDACTED]
[REDACTED]

I hope this helps.

Kind regards

Errol Ferdinands AAPI CPV
Certified Practising Valuer
Australian Property Institute (API) Member Number: 68023
Member since 11 Dec 1985.

Ph: [REDACTED]
Email: [REDACTED]

Qualifications:

I am a Certified Practising Valuer, pursuant to the provisions of the Australian Property Institute (member since 1985). I have over 35 years' experience in providing valuations for all types of property (15 years at the Valuer General's Department). Since leaving the VG, I have worked as a sole practitioner only advising the Valuer General & other Government Departments.

From: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Sent: Friday, 15 July 2022 12:35 PM
To: Errol Ferdinands [REDACTED]
Cc: Kristie Debney <Kristie.Debney@northernbeaches.nsw.gov.au>
Subject: RE: Bangaroo St North Balgowlah - Valuation

Hi Errol,

On this one, just another quick query – the current DA is going to expire in Jun 2023, likely before we get to sell the property, and if not, then definitely with a very tight timeframe that may not allow a purchaser to act on the DA. I do not see any possibility of the DA lapse date being extended.

Would the value of the land as one parcel drop with no valid DA?

Many thanks,

Gina

Gina Hay
Principal Planner

Property Commercial & Tourist Assets
t 02 8495 6383 m 0439 477 136
gina.hay@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Errol Ferdinands [REDACTED]
Sent: Friday, 15 July 2022 10:22 AM
To: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Subject: RE: Bangaroo St North Balgowlah - Valuation

Thanks Gina

Have a great weekend 😊

Kind regards

Errol Ferdinands AAPI CPV
Certified Practising Valuer
Australian Property Institute (API) Member Number: 68023
Member since 11 Dec 1985.

Ph: [REDACTED]
Email: [REDACTED]

From: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Sent: Friday, 15 July 2022 8:25 AM
To: Errol Ferdinands [REDACTED]
Subject: RE: Bangaroo St North Balgowlah - Valuation

Thanks very much for that Errol – I'll send the PO on Monday when I get the number from our finance person 😊

Gina

Gina Hay
Principal Planner

Property Commercial & Tourist Assets
t 02 8495 6383 m 0439 477 136
gina.hay@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Errol Ferdinands [REDACTED]
Sent: Thursday, 14 July 2022 12:49 PM
To: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Subject: RE: Bangaroo St North Balgowlah - Valuation

Hi Gina

Please see attached final valuation.

Thank you for the work 😊.

Could I please ask you for a purchase order number to send a invoice.

Kind regards

Errol Ferdinands AAPI CPV
Certified Practising Valuer
Australian Property Institute (API) Member Number: 68023
Member since 11 Dec 1985.

Ph: [REDACTED]
Email: [REDACTED]

From: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Sent: Thursday, 14 July 2022 10:41 AM
To: Errol Ferdinands [REDACTED]
Cc: Dominic Varde <Dominic.Varde@northernbeaches.nsw.gov.au>
Subject: RE: Bangaroo St North Balgowlah - Valuation

Hi Errol,

It all looks good, could you please issue a final version.

Many thanks,

Gina

Gina Hay
Principal Planner

Property Commercial & Tourist Assets
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gina.hay@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Errol Ferdinands [REDACTED]
Sent: Tuesday, 5 July 2022 10:30 AM
To: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Cc: Dominic Varde <Dominic.Varde@northernbeaches.nsw.gov.au>
Subject: Bangaroo St North Balgowlah - Valuation

Hi Gina

Please see attached my draft report.

Let me know if you require any changes.

Kind regards

Errol Ferdinands AAPI CPV
Certified Practising Valuer
Australian Property Institute (API) Member Number: 68023
Member since 11 Dec 1985.

Ph: [REDACTED]
Email: [REDACTED]

From: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Sent: Tuesday, 21 June 2022 11:04 AM
To: Errol Ferdinands [REDACTED]
Cc: Dominic Varde <Dominic.Varde@northernbeaches.nsw.gov.au>
Subject: RE: Lot 1, DP 130467 - Bangaroo St North Balgowlah - Request for Quote for Valuation

Hi Errol,

We'd like to engage you to prepare the valuation – I have been trying to get cost estimate for the works from our Capital Works teams but they haven't provided it as yet. Attached are the stamped plans and DA consent, what we'd like is a valuation of what value would be obtained if we sold the land as is with DA consent for subdivision (albeit a DA consent that expires in June 2023) or a value for the three subdivided site with infrastructure works completed and ready to build on.

Let me know if there is anything you need at the moment 😊

Gina

Gina Hay
Principal Planner

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gina.hay@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Errol Ferdinands [REDACTED]
Sent: Friday, 17 June 2022 11:01 AM
To: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Subject: RE: Lot 1, DP 130467 - Bangaroo St North Balgowlah - Request for Quote for Valuation

Hi Gina

Thanks.

Let me know if I am close.
I could trim the fee down.
This will be a great job to do.

Have a great weekend 😊

Kind regards

Errol Ferdinands AAPI CPV
Certified Practising Valuer
Australian Property Institute (API) Member Number: 68023
Member since 11 Dec 1985.

Ph: [REDACTED]
Email: [REDACTED]

Qualifications:

I am a Certified Practising Valuer, pursuant to the provisions of the Australian Property Institute (member since 1985). I have over 35 years' experience in providing valuations for all types of property (15 years at the Valuer General's Department). Since leaving the VG, I have worked as a sole practitioner only advising the Valuer General & other Government Departments.

From: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Sent: Friday, 17 June 2022 10:54 AM
To: Errol Ferdinands [REDACTED]
Subject: RE: Lot 1, DP 130467 - Bangaroo St North Balgowlah - Request for Quote for Valuation

I am so sorry Errol, I missed your email! I will have a chat to Dom and Kristie on Monday and get back to you.

Have a lovely weekend,

Gina 😊

Gina Hay

Principal Planner

Property Commercial & Tourist Assets
t 02 8495 6383 m 0439 477 136
gina.hay@northernbeaches.nsw.gov.au
northernbeaches.nsw.gov.au



From: Errol Ferdinands [REDACTED]
Sent: Friday, 17 June 2022 10:44 AM
To: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Subject: FW: Lot 1, DP 130467 - Bangaroo St North Balgowlah - Request for Quote for Valuation

Hi Gina

Sorry to bother you 😊
Any news on this job?

Please advise.

Kind regards

Errol Ferdinands AAPI CPV
Certified Practising Valuer
Australian Property Institute (API) Member Number: 68023
Member since 11 Dec 1985.

Ph: [REDACTED]
Email: [REDACTED]

Qualifications:

I am a Certified Practising Valuer, pursuant to the provisions of the Australian Property Institute (member since 1985). I have over 35 years' experience in providing valuations for all types of property (15 years at the Valuer General's Department). Since leaving the VG, I have worked as a sole practitioner only advising the Valuer General & other Government Departments.

From: Errol Ferdinands [REDACTED]
Sent: Friday, 3 June 2022 4:04 PM
To: 'Gina Hay' <Gina.Hay@northernbeaches.nsw.gov.au>
Subject: RE: Lot 1, DP 130467 - Bangaroo St North Balgowlah - Request for Quote for Valuation

Hi Gina

I am well 😊 Hope the same with you 😊

I can provide a current market valuation based on your instructions for a total fee of [REDACTED] plus GST.

Thank you for considering me for this task.

Have a wonderful weekend.

Kind regards

Errol Ferdinands AAPI CPV
Certified Practising Valuer
Australian Property Institute (API) Member Number: 68023
Member since 11 Dec 1985.

Ph: [REDACTED]
Email: [REDACTED]

Qualifications:

I am a Certified Practising Valuer, pursuant to the provisions of the Australian Property Institute (member since 1985). I have over 35 years' experience in providing valuations for all types of property (15 years at the Valuer General's Department). Since leaving the VG, I have worked as a sole practitioner only advising the Valuer General & other Government Departments.

From: Gina Hay <Gina.Hay@northernbeaches.nsw.gov.au>
Sent: Friday, 3 June 2022 11:43 AM
To: Errol Ferdinands [REDACTED]
Subject: Lot 1, DP 130467 - Bangaroo St North Balgowlah - Request for Quote for Valuation

Hi Errol,

How are you? I'd like to request a quote for a property valuation for the above property - I believe you gave us a quote for this in 2016. There is a current Development Application approved on the site (DA2015/1156) which permits the subdivision of the site into three (3) residential lots. Documents associated with the DA, including the approved plans and determination can be found here –

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=747932>

One of the proposed lots has an existing dwelling, which is a fibro structure in a poor state of repair and I believe is currently rented out. I've attached a map with the land classifications, as well as the DA approval and approved plans.

Council requires a quotation to prepare a market valuation assessment of the subject Council land on the basis of the following:

1. Sale of the entire site (excluding Community Land along the creek line to be retained by Council).
2. Sale of the three individual residential lots (following completion of subdivision and associated works).

The valuation report should be undertaken to API reporting standards and should include a detailed rationale on the basis of the valuation assessment including the relativity of all comparable sales etc to the subject property being fully explained analysed and adjusted including calculations and workings.

If your firm is selected to undertake the valuation, the report will be required within 21 days from the instruction being issued.

Thanks very much,

Gina

Gina Hay
Principal Planner

Property Commercial & Tourist Assets
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northernbeaches.nsw.gov.au



Northern Beaches Council

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