

Assessment question sheet

Analyse Property & Facility Information

Written assignment

What you need to do

To successfully complete this assignment you must complete all tasks complete the following tasks to demonstrate your knowledge.

How you will be graded

This is an ungraded assignment. You will be granted a result of "Achieved Competence" if the learning outcomes are achieved or "Not Yet Competent" if not. If a result of "Not Yet Competent" is achieved you will be given the opportunity to resubmit your assignment.

UNGRADED

NC	Not yet competent
AC	Competent

Your Task

You have been asked by the practice manager to help collect and collate the information required for an up coming valuation the firm has to perform.

The property

The valuation is on a now unused site that previously housed an industrial complex that made personal rubber goods, lubricants and household chemicals.

On the site there is a derelict brick warehouse with a fibro roof and other ancillary storage buildings dotted around the site.

The back fence on the property has also been lost sometime in the mists of time and in amongst the stinging nettles that cover the property it is difficult to determine where the boundary might be.

The client has told you that when he inherited it from his mother, she told him that the land size was 10,000m² and that when the zoning changed to residential then he (the new owner) would be able to build 176, 3 bedroom townhouse and a spa and jacuzzi complex, with attached bowling alley, on the land.

He has a loan on the property and may look at refinancing the venture to undertake development of the property himself.

The task

In the accompanying table you must:

1. list the industry professional you feel you might need to contact to provide you with information on the site, and
2. record the document(s) that you would have to collect from each to assist in undertaking an analysis of the land.
3. Write a short commentary on why you have listed the people you have, so you can later give a presentation to the valuer in charge.
4. We have given you 3 industry professionals to get you started. It is expected that you should be able to find a minimum of 8.

NOTE: Use the worksheet on the next page.

