

Our Reference  
J157734:MDB

25 February 2022

Anthony Savenkov  
Head of Real Estate Portfolio (Development & Transactions) Property and Assets  
City of Port Phillip  
99a Carlisle Street

St Kilda Vic 3182

Via Email: [anthony.savenkov@portphillip.vic.gov.au](mailto:anthony.savenkov@portphillip.vic.gov.au)

Dear Anthony

**Re: Rental Assessment**  
**Property: 46 Tennyson Street, Elwood**

To advise the current market rental value of the above property to assist in your deliberations.

### Definition of Market Rent

The definition of Market Rent as stipulated by the International Valuations Standards (IVS) effective 31 January 2020 and endorsed by the Australian Property Institute (API) is:

*Market Rent is the amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

### Significant Valuation Uncertainty - COVID-19

The market is being impacted by the uncertainty caused by the COVID-19 pandemic. As at the date of valuation we consider that there is market uncertainty resulting in significant valuation uncertainty.

This valuation is therefore reported on the basis of 'significant valuation uncertainty'. As a result, less certainty exists than normal and a higher degree of caution should be attached to our valuation than normally would be the case.

Given the unknown future impact that COVID-19 might have on markets, we recommend that the user(s) of this report review this valuation periodically.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

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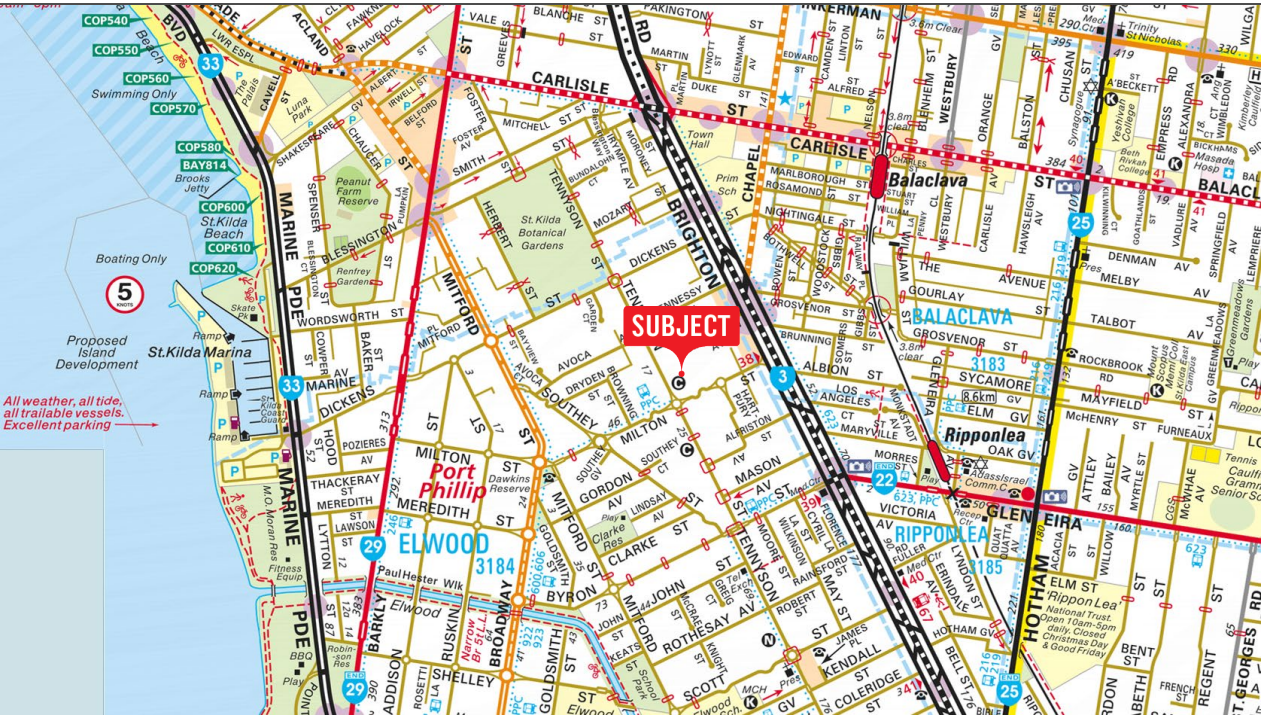
Document Disclosure

In preparing our advice we have been provided with the following documentation:

- Floor Plan
- Copy of current Lease
- Planning Permit
- Outgoings

Locality

The property occupies a position on the east side of Tennyson Street, in that section between Hennessey Avenue and Milton Street. The area is established residential including a mix of period homes, townhouses and apartments. There is retail amenity within proximity to the east on Brighton Road, and also within the Acland Street, St Kilda retail strip to the north west. Recreational reserves nearby include St Kilda Botanical Gardens and Clarke Reserve. Education facilities within proximity include St Kilda Primary School to the north east, Elwood Primary School and St Columba’s Primary School to the south.



SOURCE - Melway Online

High Level Competition Analysis

We have defined a catchment area to include the suburb of Elwood<sup>1</sup>. We note the following long day child care centres, together with the number of approved places, current daily fee rates and vacancies where available.

Address	Approved Places
46 Tennyson Street, ELWOOD	39
39 Dickens Street, ELWOOD	45
18 Poets Grove, ELWOOD	105
35 Tennyson Street, ELWOOD	55
1a Foam Street, ELWOOD	8
147 - 149 Brighton Road, ELWOOD	100
Total Places	352

<sup>1</sup> As defined by the Elwood Statistical Area 2 (SA2).

## High Level Demographic Commentary

Analysis of population data from the Australian Bureau of Statistics reveals a decrease in the number of 0 - 5 year olds within the catchment over the period 2011 - 2016 by a total of 23 children, from 1,000 to 977.

During the same period, the total population growth in the catchment has increased from 14,640 to 15,222.

A total of 352 approved places currently operate within the catchment area and this demonstrates a ratio of 2.78 children per approved child care place. This is generally considered to represent a likely average level of demand for child care services within this catchment as it is preferred to see a ratio of at least 3 children per approved child care place based on industry benchmarks.

A summary of our findings is shown below:

	2011	2016	Net Change 2011-2016	Avg. Annual Change 2011-2016
<b>Catchment Population</b>				
<b>Catchment Population (0-5 Years)</b>	1,000	977	-23	-0.46%
<b>Total Catchment Population</b>	14,640	15,222	582	0.78%
0-5 Year Population, as % of total population	<b>6.8%</b>	<b>6.4%</b>	-	-
<b>Potential Child Care Demand</b>	<b>Poor</b> (ratio: 0-2)	<b>Average</b> (ratio: 2-3)	<b>Good</b> (ratio: 3-4)	<b>Strong</b> (ratio: > 4)
Current Child Care Ratio		<b>2.78</b>		

Historical population data is stated with respect to estimated resident population published by the Australian Bureau of Statistics for Statistical Area 2 (SA2) Geographical Regions.

## Improvements

The property comprises a former dwelling converted for use as a child care centre with a current capacity for the education and care of 39 children pursuant to the Service Approval.

In summary, the ground floor provides an entry foyer; four children's education rooms which are serviced by three children's bathrooms; a staff bathroom with shower; central kitchen and a laundry. The first floor provides a planning room, staff room, store room and an office. The building has a somewhat dated appearance although it does appear to be structurally sound and in a reasonable condition for its age. The configuration is typical of a converted dwelling but less functional in the current market.

External playground areas are provided at the front and rear of the building. No car parking is available on site.

Photographs of the tenancy taken at my inspection are as follows:



Front Aspect



Education Room



**Education Room**



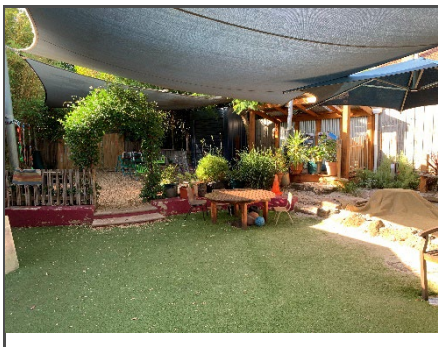
**Kitchen**



**First Floor Office**



**First Floor Staff Room**



**Playground**



**Playground**

## Occupancy Details

We have been provided with a copy of the existing Lease which is retained on file. The salient lease terms and conditions are summarised as follows:

### Summary of Existing Lease

#### 46 Tennyson Street, Elwood

<b>Landlord</b>	Port Phillip City Council
<b>Tenant</b>	The Elwood Childrens Centre Inc
<b>Commencement Date</b>	1 July 2020
<b>Term</b>	Two years and six months
<b>Further Term</b>	Nil
<b>Commencing Net Rental</b>	\$122,500 p.a. plus GST discounted to \$10 p.a. plus GST, if demanded, under the Funding Agreement in Attachment 6
<b>Rental Reviews</b>	Not applicable
<b>Outgoings</b>	Lessee responsibility
<b>GST</b>	Lessee
<b>Permitted Use</b>	Childcare Centre
<b>Retail Leases Act 2003</b>	Does not apply

## Summary of Existing Lease

<b>Redevelopment Clause</b>	Council may terminate the lease by giving the Tenant at least six months written notice of termination if Council requires the premises: - for redevelopment works - for any other purpose relating to Council's statutory functions; or - for sale or disposal
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The property is currently exempt from paying municipal rates, but the lessee is liable for payment of the annual fire levy and waste charges.

Due to the imminent lease expiry, our assessment of the market rent assumes notional lease terms typically as follows:

## Notional Lease Terms

<b>Term</b>	5 – 10 years
<b>Reviews</b>	Fixed increases at 3% p.a. or CPI
<b>Outgoings</b>	Lessee responsibility with the exception of Land Tax (single holding basis)
<b>GST</b>	Lessee responsibility on the provision of a valid Tax Invoice

## Service Approval

Australian Children's Education & Care Authority has approved centre-based care at the subject property. The Service Approval details are summarised as follows:

Service Approval	
Service Approval Number	SE-00003651
Approved Places	39
Provider Name	The Elwood Childrens Centre Inc
Provider Approval Number	PR-40000035
Service Approval Granted Date	1 January 2012
Conditions of Approval	Nil

SOURCE - [www.acecqa.gov.au](http://www.acecqa.gov.au)

## Comparative Rental Evidence

We have had regard to a range of evidence which can be considered in varying degrees comparable which is summarised as follows:

### Rental Schedule – Child Care Centres

		Child Care Places	Net Rental	Net Rental Rate
<b>147 Brighton Road, Elwood</b>				
<b>Lessee</b>	Little Seeds	100	\$500,000 p.a.	\$5,000 p.c.c.p.p.a.
<b>Commencement Date</b>	April 2021			
<b>Term</b>	20 + 10 Years			
<b>Reviews</b>	3.25% p.a. with a market review on the expiration of year 10 and at the uptake of the option period.			
<b>Outgoings</b>	Lessee responsibility including Land Tax			
<b>Description</b>	A part two level centre constructed above a basement car park for 22 vehicles. Includes six children's education rooms with external play areas and ground, first and the rooftop level.			
<b>Comparison to Subject</b>	<b>Mentioned as it relates to a recent transaction of a child care centre in Elwood. Far superior building commensurate with modern standards with the benefit of basement car parking. A lower rental rate must be applicable to the subject.</b>			

## Rental Schedule – Child Care Centres

	Child Care Places	Net Rental	Net Rental Rate
60 Manningham Road, Bulleen			
Lessee	Manningham Road Early Learning	40	\$134,000 p.a. \$3,350 p.c.c.p.p.a.
Commencement Date	February 2021		
Term	10 + 10 + 10 Years		
Reviews	Annual 3% with a marker review on the commencement of each further term.		
Outgoings	Lessee is responsible excluding Land Tax		
Description	A single level purpose built centre constructed circa 2000 which has car parking for six vehicles. New lease with an incentive by way of four months rent free.		
Comparison to Subject	A similar size centre which is purpose built and provides improvements of a superior quality. Benefit of paved car parking on site. Although the location is inferior, a lower rental rate is considered to be applicable to the subject as a result of its inferior quality and lack of car parking.		
1 Alderford Drive, Wantirna			
Lessee	Watch me Grow	29	\$79,041 p.a. \$2,725 p.c.c.p.p.a.
Commencement Date	January 2021		
Term	5 + 5 + 5 + 5 Years		
Reviews	Annual 3% increase with a market review at the commencement of each further term.		
Outgoings	Lessee responsibility excluding Land Tax.		
Description	A single level former dwelling of brick construction, located at the intersection with Harold Street. The lease was renewed to the sitting tenant. No incentive.		
Comparison to Subject	A smaller centre which is also a converted dwelling. The improvements are considered to be of a superior quality, and it has the benefit of car parking on site. Inferior outer suburban location.		
1 Milton Avenue, Clayton			
Lessee	Young Einsteins	33	\$43,636 p.a. \$1,322 p.c.c.p.p.a.
Commencement Date	October 2020		
Term	1 + 5 + 5 Years		
Reviews	Annual CPI increase with a market review at the commencement of each further term.		
Outgoings	Lessee responsibility excluding Land Tax.		
Description	A single level former dwelling of cement sheet construction which provides three education rooms, a concrete paved driveway and a drop-off area. The lease was renewed to the sitting tenant. No incentive.		
Comparison to Subject	A similar size centre which is also a converted dwelling. The improvements are considered to be of a similar quality, and it has the benefit of car parking on site. Inferior outer suburban location. The commencing rent appears favourable to the lessee and relates to a 12 month term only. On balance, a higher rental rate is considered to be appropriate for the subject.		
675 Burke Road, Camberwell			
Lessee	Mayfield Childcare Limited	70	\$210,000 p.a. \$3,000 p.c.c.p.p.a.
Commencement Date	February 2020 (renewal)		
Term	5 + 5 + 5 + 5 Years		
Reviews	3% p.a., market at option		
Outgoings	Lessee responsibility		
Description	A single level former Edwardian style dwelling converted for the child care use. Provides four child care education rooms and parking for 13 vehicles.		
Comparison to Subject	A larger centre which is also a converted dwelling with similar period features. The improvements are considered to be of a superior quality to the subject and it has the benefit of car parking for 13 vehicles. Similar inner suburban location although it benefits from main road exposure. A lower rental rate is considered to be appropriate for the subject.		
465 Burwood Highway, Vermont South			
Lessee	Hilltop Early Learning Pty Ltd	32	\$102,400 p.a. \$3,200 p.c.c.p.p.a.
Commencement Date	October 2019		
Term	10 + 10 + 10 Years		
Reviews	Annual CPI increases with a market review at the commencement of year 6 and at each further term.		
Outgoings	Lessee responsibility excluding State Land Tax.		
Description	A single level purpose-built centre constructed in 2016. Situated on the northern side of Burwood Highway. Offers three activity rooms and car parking for 4 vehicles.		
Comparison to Subject	A smaller size centre which is purpose built and forms part of an inferior outer suburban location. Also has the provision of car parking on site. We believe a lower rental rate is applicable to the subject.		

## Rental Schedule – Child Care Centres

	Child Care Places	Net Rental	Net Rental Rate
<b>89 Westbury Street, St Kilda East</b>			
<b>Lessee</b>	Affinity Education Group	60	\$157,000 p.a. \$2,617 p.c.c.p.p.a.
<b>Commencement Date</b>	April 2017 (market review)		
<b>Term</b>	15 + 5 + 5 Years (from April 2007)		
<b>Reviews</b>	Annual CPI increases with a market review on the tenth anniversary of the commencement which is capped at a 5% increase.		
<b>Outgoings</b>	Lessee responsibility including State Land Tax.		
<b>Description</b>	A single level former dwelling converted to a child care centre in or about 1999. The building provides five education rooms and car parking for six vehicles.		
<b>Comparison to Subject</b>	<b>A converted dwelling of similar quality which forms part of a comparable location. Benefit of car parking on site. We acknowledge the relevant date of the market review which was conducted in April 2017 and is now somewhat dated.</b>		

### Assessment

It is often the case that there are very few examples of evidence directly comparable to any one particular occupancy. Accordingly, it is usual and necessary to make adjustments in relation to factors such as location, occupancy size, street frontage/exposure, lease duration, adjustments for the timing of transactions, and other broader considerations. The market does not always transact in such a sophisticated manner so as to reveal the precise adjustments undertaken by valuers, although such adjustments are generally required to be made in order to improve the degree of comparability of evidence.

Our assessment has been conducted on the basis that the centre is able to continue operation as a child care centre and complies with current regulations.

In providing our assessment we have had regard to the following considerations:

- The building presents in average condition and the configuration is not particularly functional and we consider it would have limited appeal in the current market.
- There is no car parking provided on site.
- An extended leasing period would likely be required given the age of the building.

Based upon the abovementioned rental evidence and essential considerations, together with our aforementioned comments as to comparability, our assessment as to a current market rental is in the order of \$2,500 p.c.c.p.p.a.

We refer you to our calculations as follows:

39 places @ \$2,500 p.c.c.p.p.a.	\$97,500
<b>Adopt \$97,500 p.a. net (Exclusive of GST)</b>	

This advice is for the use only of the party to whom it is addressed and for no other purpose. No responsibility is accepted for any third party who may use or rely on the whole, or any part, of the content of this letter. No responsibility will be accepted for photocopied signatures. It should be noted that any subsequent amendments or changes in any form to the subject property would only be notified to and known by the parties to whom it is addressed.

We draw attention to the provisions of our Professional Indemnity Insurance, that all valuation advice is only valid for 90 days from the date of this advice / inspection / assessment, no responsibility being accepted for clients' reliance upon our advice beyond that period. Accordingly, any parties authorised to rely upon our opinion should be aware of the need for a review as necessary.

Should you have any queries in relation to this matter, please do not hesitate to contact the undersigned on mobile number +61 (0) 412 731 230 or via email at [martyn.boyle@charterkc.com.au](mailto:martyn.boyle@charterkc.com.au).

Please visit our web site: **[charterkc.com.au](http://charterkc.com.au)**

Yours sincerely  
Charter Keck Cramer



Martyn D Boyle, AAPI  
Certified Practising Valuer  
API Member: 62775  
Director

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