



## BRAND IDENTITY GUIDE

### Leader Property Practice Logo



### Leader Property Practice Single Colour Logo Designs



### Leader Property Practice Logo Minimum Size



Don't use the Leader Property Practice Logo any smaller than 10mm in size.

### Leader Property Practice Typefaces

#### Leader Property Logo Typeface

ORATOR MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
ABCDEFGHIJKLMNOPQRSTUVWXYZ

ORATOR SLANTED

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
ABCDEFGHIJKLMNOPQRSTUVWXYZ

#### Leader Property Section Headings, Sub-Headings and Body Text Typefaces

Helvetica Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

Helvetica Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz

## Leader Property Practice Colour Scheme



### Red

C	0%
M	90%
Y	100%
K	0%

R	239
G	64
B	35

# EF4023



### Medium Red

C	1%
M	75%
Y	71%
K	0%

R	238
G	101
B	78

# EE654E

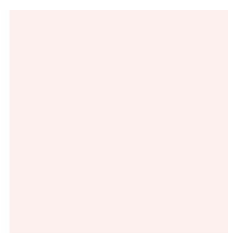


### Light Red

C	0%
M	45%
Y	37%
K	0%

R	245
G	159
B	143

# F59F8F



### Pale Red

C	0%
M	7%
Y	4%
K	0%

R	254
G	238
B	236

# FEEEEC



### Gold (Contrast)

C	8%
M	35%
Y	100%
K	0%

R	233
G	169
B	33

# E9A921



### Navy Blue

C	96%
M	80%
Y	33%
K	20%

R	35
G	63
B	106

# 233F6A



### Medium Blue

C	87%
M	68%
Y	21%
K	5%

R	55
G	90
B	140

# 375A8C



### Light Blue

C	40%
M	24%
Y	12%
K	0%

R	153
G	174
B	198

# 99AEC6



### Pale Blue

C	5%
M	3%
Y	2%
K	0%

R	238
G	240
B	243

# EEF0F3



### Charcoal

C	63%
M	55%
Y	54%
K	28%

R	89
G	89
B	89

# 595959

## Colour Usage

- Navy Blue, Medium Blue and Red used in Leader Property Practice Logo
- Navy Blue colour used for Section Headings
- Charcoal colour used for Sub Headings and Body Text
- Navy Blue, Light Blue and Pale Blue to be used for tables in all Leader Property Practice reports.
- Navy Blue, Light Blue, Red and Charcoal colours used for graphs in all Leader Property Practice reports.

Specifics for colour usage outlined below.

# Leader Property Practice Reports and Property Valuations

## Document Margins

The margins in all Leader Property Practice reports, valuations and other documents are to have the following margins.

<b>Top:</b>	2.5 cm	<b>Left:</b>	3 cm	<b>Header:</b>	1.25 cm
<b>Bottom:</b>	2.5 cm	<b>Right:</b>	3 cm	<b>Footer:</b>	1.25 cm

## Leader Property Practice Reports Paper Stock

All printed Leader Property Practice Reports and Property Valuations are to be printed onto 120gsm White Mondi paper.

## Document Header & Footer

The headers and footers in all Leader Property Practice reports, valuations and other documents will include the following information.

### First Page Header

Leader Property Practice business information right align, white Helvetica typeface in size 8pt.



### First Page Footer

Liability limited by a scheme approved  
under Professional Standards Legislation

Nerimo Holdings Pty. Ltd. A.C.N 064 945 486  
A.K. Doyle and Associates Pty. Ltd. A.C.N 006 967 522



## Document Header

Document header to include; Property being valued, page number with Page X of Y formatting, italics navy blue Helvetica size 8pt. Line with .5cm size fading navy blue to red in a linear gradient.

***Valuation of "Barwonleigh", 150 Barwonleigh Lane, Inverleigh  
for Rural Bank Limited***

***Page 2 of 47***

## Document Footer

Document footer to include file name, date of report/valuation and Leader Property Practice full colour logo.

General Typeface Usage

Valuation of "Barwonleigh", 150 Barwonleigh Lane, Inverleigh for Rural Bank Limited 6

3 PROPERTY IDENTIFICATION

3.1 Title Particulars

Schedule of Title Details									
"Barwonleigh" 150 Barwonleigh Lane, Inverleigh						File Ref: 31189			
Title	Crown Description				AC	R	P	Acres	Hectares
C/T V11039 F 849	C/A	Sec 20	Parish Carrung-e-Murnong		84	0	30	81.188	34.070
C/T V11039 F850	C/A	Sec 20	Parish Carrung-e-Murnong		59	1	3	59.269	23.985
C/T V11039 F850	C/A	4, 5 & 6	Sec 20 Parish Carrung-e-Murnong		400	0	0	400.500	160.004

Section Headings

Dark Navy (refer to colour guide), Helvetica 12pt, Bold

Sub Headings

Charcoal, Helvetica, 9pt, Bold

Body Text

Charcoal, Helvetica, 9pt, Regular

Table Typeface Usage

Valuation of "Barwonleigh", 150 Barwonleigh Lane, Inverleigh for Rural Bank Limited 25

LAND					
BREAKUP LAND CLASSES	AREA (HA)	PRICE / ha	DSE / ha Carry Capacity	VALUE	\$/ac Check
Rocky banks and rock piles	128.800	\$1,800	5	\$231,840	\$728
Plantation	25.000	\$2,500	2	\$62,500	\$1,012
Steep river frontage	30.000	\$500	4	\$15,000	\$202
River flats alluvial loams	77.000	\$5,000	4	\$385,000	\$364
Arable Depression	8.000	\$3,500	7	\$28,000	\$3,214
Alluvial sandy loams	450.000	\$5,250	10	\$2,362,500	\$76
Arable basalt loams	1141.706	\$6,000	10	\$6,850,235	\$161
	1860.506 ha	Land Value sub total:		\$9,935,075	\$2,161
IRRIGATION WATER ENTITLEMENT				0.05	\$68
Water Entitlement	0 ML	@	\$0 /ML	\$0	\$0
STRUCTURAL IMPROVEMENTS (Added value of buildings)					
BUILDINGS		m2	CMV \$/m2	Round	Insurance Replacement
Homestead		510.0	\$975	\$497,000	\$1,762,000
STRENGTHS			WEAKNESSES		
1. Cropping land in a well regarded location close to a major regional city and the coast			1. The land as valued not fully fenced, without fencing marketability would be affected		
2. Well managed and maintained land					
3. Historic property, homestead and some outbuilding add to market appeal					
OPPORTUNITIES			THREATS		
1. Further stone clearing will increase to arable area			1. Overall weaker economic conditions in the agricultural sector could see reductions in property values in the short term		
The following land classes have been assessed:					
Arable sandy and basalt based clay loams				1218.7 ha	61.40%
Alluvial sandy loams				450.0 ha	24.20%
Plantations				25.0 ha	1.30%
Rocky banks and rock piles				128.8 ha	1.30%

Table - Version 1

Table Headings

Navy background, White writing, Helvetica, 9pt, Regular

Table Sub Headings

White background, Charcoal writing, Helvetica, 9pt, Bold

Table Body Text

Charcoal writing, Helvetica, 9pt, Bold

Table Body Text Shading

Every second row to have light blue background colour.

Horizontal lines in medium blue

Totals of bottom of tables. navy background, white writing, Helvetica, 9pt, Regular

Table Typeface Usage cont.

3.4 Town Planning


Zone	"Farming"
Planning Scheme	Surf Coast Planning Scheme
Responsible Authority	Surf Cost Shire Council
Zoning Purpose	<div><p>To provide for the use of land for agriculture.</p><p>To encourage the retention of productive agricultural land. To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p><p>To encourage the retention of employment and population to support rural communities.</p><p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p></div> <div></div>

Table - Version 1

Table Sub Headings

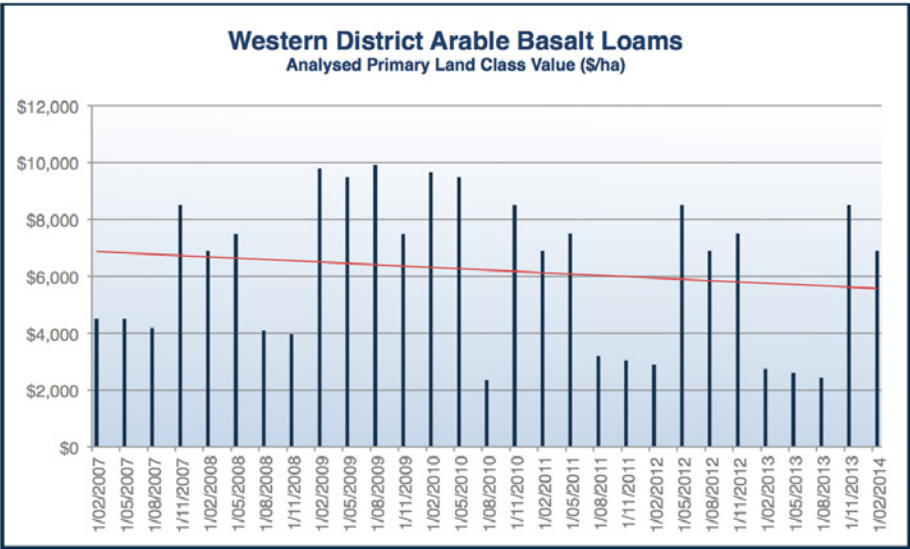
Sub Headings in left column, navy background, white writing, Helvetica, 9pt, Regular, Left align text.

Table Body text

Text in right column, charcoal writing, Helvetica, 9pt, Regular, Justify text, centre all images in right column.

Graph Typeface Usage

The overall trend for local rural property values show that the market peaked in 2009 and has declined since then both in terms of value and the volume of sales activity. Late 2013 saw an improvement in sales volumes, market sentiment and values and this trend has continued through 2014. The following graph represents the overall market trend for the primary land class in the district being the better arable basalt based loams used for cropping purposes.



Graphs

Dark Navy Border

Graph Heading

Dark Navy, Helvetica, 12pt, Bold

Graph Sub Heading

Dark Navy, Helvetica, 8pt, Bold

Vertical and Horizontal axis values

Charcoal, Helvetica, 8pt, Regular.

Plot Area (graph background)

Linear gradient at 270°, gradient fading from white at top to light blue bottom.

Series Trendline - Red



## Image Usage & Borders



### Photo on first page

Navy blue border

Size: 7pt

Cap Type: Square

Join Type: Miter

26 September 2014

### 5 Buildings

Constructed on the northern end of the property close to the river and above flood reach, except for the woolshed, is an historic homestead, two cottages, woolshed, 2 machinery sheds and a range of sundry buildings including the old shearers quarters.

This is not intended as a structural survey and we advise that inaccessible areas have not been inspected.

### Photos in Document

Navy blue border

Size: 2.25 pt

Cap Type: Square

Join Type: Miter



#### Homestead - 510 m<sup>2</sup> Verandah 130 m<sup>2</sup>

The homestead is a single storey detached building with a return verandah. Originally constructed c1851 and extended c1919 before being destroyed by fire in 1965 and rebuilt in 1966. The rebuilding works restored as much of the original homestead as possible.

It is a bluestone and slate tile construction with timber and concrete floors, timber framed windows and plaster linings.

Accommodation comprises an entry hall, a formal living room with open fire place and polished timber floors; a kitchen with built in timber cupboards and island bench with granite bench tops, double wall oven, gas hot plates, double bowl sink, rangehood and walk through pantry; meals area; office; living room with solid fuel space heater; sitting room with open fire place; a formal dining room; a bathroom with pedestal hand basin, bath, toilet and exhaust fan; three bedrooms, 2 with open fire places, one with direct access to the second bathroom and a walk in wardrobe; a second bathroom with 2 way access and fitted with a shower recess, basin and toilet.

Also under the main roof and accessed externally is another bedroom, a bathroom with shower recess and hand basin and a store room.



Other improvements comprise gravelled driveway access to the buildings, homestead and cottages. There is an established landscaped garden of approximately 2 ha surrounding the homestead, including a tennis court built on an unused road reserve and established mature trees.

