



Valuation Report

Head of Mission Residence
Stoke Lodge, 45 Hyde Park Gate,
London, United Kingdom

Department of Foreign Affairs & Trade

30 June 2022 – Full Valuation

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HOM Residence, Stoke Lodge, 45 Hyde Park Gate, London, United Kingdom



Values (Local Currency)	2022	2021	Change
Fair Value - Land	25,300,000	25,300,000	0.0%
Fair Value - Improvements	2,700,000	3,000,000	-10.0%
Fair Value Total	28,000,000	28,300,000	-1.1%
Market Value - Leased	28,000,000	28,300,000	-1.1%
Market Value - Vacant	28,000,000	28,300,000	-1.1%
Market Rent	1,040,000	1,040,000	0.0%
Insurance Value	7,300,000	6,600,000	10.6%
Fair Value - Forecast	27,600,000	28,700,000	-3.8%
Market Value - Forecast	27,600,000	28,700,000	-3.8%
Portfolio Rank	15	14	7.1%

Values (Australian Currency)	2022	2021	Change
AUD Fair Value - Land	44,612,943	46,601,584	-4.3%
AUD Fair Value - Improvements	4,761,065	5,525,880	-13.8%
AUD Fair Value Total	49,374,008	52,127,464	-5.3%
AUD Market Value - Subject to Leases	49,374,008	52,127,464	-5.3%
AUD Market Value - Vacant Possession	49,374,008	52,127,464	-5.3%
AUD Market Rent	1,833,892	1,915,638	-4.3%
AUD Insurance Value	12,872,509	12,156,935	5.9%
AUD Fair Value - Forecast	48,668,665	52,864,248	-7.9%
AUD Market Value - Forecast	48,668,665	52,864,248	-7.9%

AASB 13 Disclosure	2022	2021	Change
AASB 13 - Input Level Land	3	3	No
AASB 13 - Input Level Imp	3	3	No
AASB13 Technique - Land	Market	Market	No
AASB13 Technique - Imp	Market	Market	No
Primary Method Land	Direct Comparison	Direct Comparison	No
Primary Method Imp	Direct Comparison	Direct Comparison	No
Specialised	No	No	No
Highest and Best Use	Residence	Residence	No
Total Economic Life	40	40	No
Remaining Economic Life	15	16	Yes
Divestment Property	No	No	No

