



A member of  CivicIPN

VALUATION PROCESS

EXPERT VALUATIONS & REPORTING

All our valuations are carried out by Licensed, Certified Practising Valuers who are all members of the Australian Property Institute.

The Market Value may be assessed on several different Approaches to Value using various valuation principles and methodologies, taking the market conditions and the type of property into account.

The report will include a detailed legal and physical description of the property being valued, information from our enquiries to the local authorities on town planning and available services, and a comprehensive explanation on how and why the valuer has arrived at the Market Value by referencing the recent comparable sales evidence analysed, how they compare to the property being valued and the market conditions.

- **Written Instructions** are required from the client to comply with the Department of Mines, Industry Regulation & Safety and need to include the name of the **instructing party**, the **property address**, the **purpose** of the valuation and the **date of valuation**. Additional information such as contact details for the person who will provide access to the property, copies of building plans and leases, current rental income and tenants details (if applicable).
- Our **Pre-inspection** process involves detailed research of relevant property information including zoning, available services, title information and comparable sales and or rental evidence.
- The **Property Inspection** involves a detailed internal and external examination of the built improvements, and the physical characteristics of the land, as well as an assessment of the locality's features.
- The valuer then **analyses evidence** of similar properties in the locality, which have **sold** or leased. Enquiries to agents with comparable properties listed for sale or lease, may also be undertaken.
- The **market conditions** are reviewed relevant to the valuation date, including the level of real estate activity (supply and demand), local and global economic and financial conditions, consumer and business confidence, which may require adjustments to sales evidence comparisons to determine the effect on the value of the property.
- We then compile the research, our analysis and assessment into a **detailed Report** explaining and justifying the Market Value or Market Rental Value adopted.
- The report is then **peer reviewed** as part of our **Quality Assurance** process, before being released to the client.

Licensed Valuers & Property Consultants

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