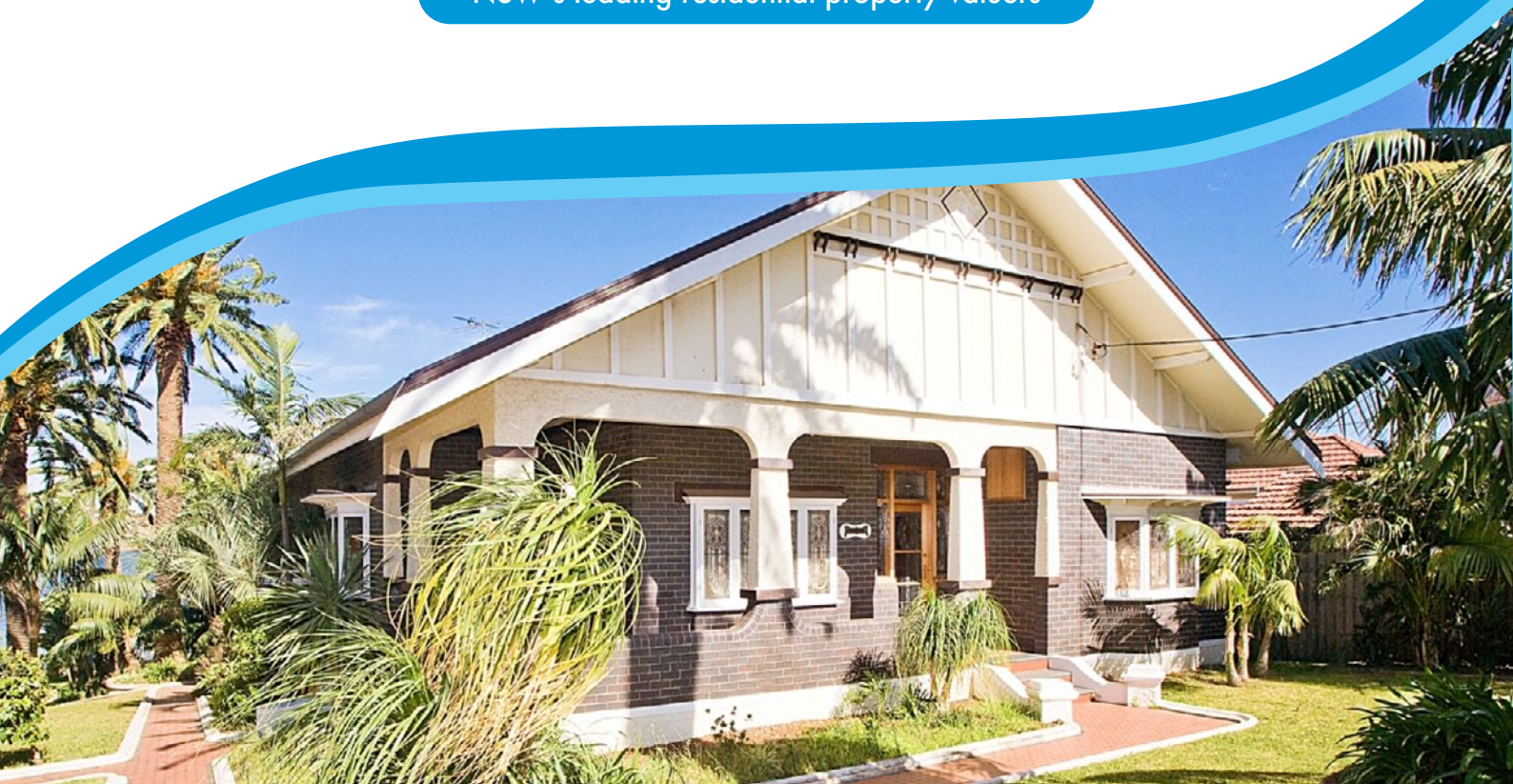




# Profile Doc

NSW's leading residential property valuers





# Profile

NSW Valuation Services are New South Wales' leading residential property valuers. With a proven track record of providing high quality and efficient service to residential property owners, our specialty allows us to get the right valuation for you and your property.

Whether it be a couple valuing their new home, a professional investor looking at selling their property, owners who have engaged accountants and solicitors to manage the process, we are committed to providing the best possible service and doing so make sure that every client is important as the next one.

Being experts in residential property valuation, our focus allows us to provide the best possible service to our clients with the experience and expertise that comes with being specialists in our field.

Our experience as residential property valuers has allowed us to work with owner-occupiers, investors, developers, purchasers and institutional clients, providing us with the skills to offer the best outcome for you, our client.

We provide the complete range of residential property valuation services for Western Sydney, South Sydney, the Inner West, Sutherland Shire, the St George area and South West Sydney.



# About

Commencing in 2009, NSW Valuation Services are the leaders in residential property valuation. As Associate members of the Australian Property Institute, we have a team of fully tertiary qualified Property Valuers, Quantity Surveyors, Economists and other allied property professionals, adhering to professional standards, codes of conduct and always acting in our client's best interests.

Unlike many valuers, we do not sell property and are not real estate agents. We simply provide professional residential property valuations backed by advice that is totally independent, impartial and unbiased.

Operating in residential property market every day, we have the knowledge, insights and professional expertise to give you an advantage in your property decisions.

## About Our Team

All directors and management staff are actively involved in the provision of residential valuation services, and with the support of their tertiary qualifications and local experience, provide clients with an accurate interpretation of the market.

Experience has no substitute in the valuation profession. All of our valuer's are encouraged to undergo regular training to assist in the process of learning and improving their craft.

The ongoing commitment to training provided by NSW Valuation Valuers is a key element to ensuring the future of our business and its importance in the residential valuation environment.





# Services

As New South Wales' leading residential property valuers, our experience has seen us work across various types of clients who are looking for the best possible experience and service with their residential valuation.

NSW Valuation Services has forged a niche in the market working with professional groups and their clients by promptly delivering relevant information and property advice. Many professionals have a periodic need to access accurate advice for clients who have, or may wish to have, a property element in their portfolios.

There are various circumstances that require the valuation of your residential property. Regardless of the circumstance, we will work with you to achieve the right outcome for you and your property. Some of the circumstances we have worked on in the past include

- Pre- Purchase, Lease or Transfer
- Family Law
- Rental Determinations
- Insurance
- Stamp Duty
- Superannuation
- Corporate Assets
- Capital Gains Tax
- Remuneration
- Marginal Scheme (GST)
- Asset or portfolio valuations
- End of financial year
- Development valuations

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# Valuation

## Fee Guide

### Residential Property Reports – Family Law matters refer to Point 7 at the bottom of the page

Property Estimated Value	Pro Forma Report (API Standard)	Full Narrative Report
\$0 - \$500,000	\$250 plus GST	\$400 plus GST
\$500,000 - \$1,000,000	\$400 plus GST	\$650 plus GST
\$1,000,000 and over	Thereafter by negotiation	Fee starting from \$1,250.00 plus GST

### Commercial, Industrial, Retail, Development Sites and Specialised Properties Reports

Starting from \$1,000.00 plus GST – However these types of properties are subject to negotiations depending on the amount of time required per property – a simple retail shop may only be \$650.00 plus GST but a more complicated Industrial complex may require a weeks of work which a Fee in this case has to be assessed based on each jobs merits.

### Our Services are subject to a number of conditions:

1. Based on price range per property type
2. This Fee Guide is merely a price guide not an actual fee structure. The Fee Guide is subject to change based on the amount of time required to complete each job which is to be discussed and finalised prior to commencement of the job.
3. We will require written instructions confirming all issues and requirements of the job upfront and in advance of any work being commenced including our 'Agreed Fee'.
4. For certain larger or more difficult jobs we may require an upfront non-refundable fee of 25% of the 'Agreed Fee Amount'.
5. We may require certain searches as part of the job requirements therefore additional fees may be required subject to the actual search(s) required for the actual job (this will be charged separately and at Cost).
6. We require payment upon delivery of the report or on the prescribed invoice that we provide for all valuation jobs upon delivery of the valuation report either electronically via email or mail or hand delivered to the nominated client subject to instructions.
7. Family Law matters (minimum fee of \$660.00 incl. GST which could increase subject to the work and time required per job) where court appearances are necessary have a fee per hour of \$350 to \$450 depending on the valuation report conducted prior.



# Contact

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