



Capability Statement

State Valuation Services – Client Valuations





State Valuation Services

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1.0 Introducing SVS – Client Valuations Unit

State Valuation Services is the largest provider of valuation and property related services in the State, employing approximately 150 valuers across a network of 19 offices located throughout Queensland.

The Client Valuations Unit is a specialised valuation and property advisory section within SVS, our clients include Local, State and Commonwealth Governments and a range of Government Owned Corporations. Major clients include:

- **Education Queensland**
- **Queensland Health**
- **Department of Justice and Attorney General**
- **Queensland Police and Department of Emergency Services**
- **Environmental Protection Agency**
- **National Trust**
- **Redcliffe City Council**
- **Gold Coast City Council**

Our staff has a broad range of professional expertise together with a sound understanding of the methodologies associated with various valuation requirements.

Their experience includes:

- **Asset Valuations** of land, buildings, infrastructure and Plant and Equipment for both State and Local Government. The SVS is represented on the national Valuers-General Asset Valuation Group.
- **Market Rental Assessments** of Residential, Commercial, Industrial and Special Use Premises.
- **Easement valuations** for various infrastructure providers including high voltage transmission facilities
- **Resumption/Acquisition** Valuation and Negotiations
- **Land Court representation** for acquisition and other matters
- **Statutory Valuations** (used for the assessment of council rates, state land rentals and land tax)
- **Market Valuations** for property disposals (sale of excess state land) and purchases

SVS offers its client's unparalleled access to a statewide network of valuers and other land specialists supported by the extensive information and technology resources of the Department of Natural Resources and Water (NRW).

2.0 What can SVS – Client Valuations provide?

The Client Valuations Unit is a specialised team of valuation professionals that provide a comprehensive range of valuation and property advisory services.

Our core services encompass:

- **Asset Valuations** - *financial reporting purposes*

For financial management purposes and compliance with AASB116.

Valuations of land and buildings for this purpose are carried out using a methodology based on industry guidelines (Australian Property Institute) and the requirements of QAO, Qld Treasury, the Australian Accounting Standards Board (AASB) and International Valuation Standards (IVS).

- **Market valuations** – *disposal and acquisition, any other purpose*

Valuations of all property classes i.e. commercial, industrial, residential, rural, subdivision lands, for disposal, purchase and other purposes.

- **Market Rental Assessments** – *lease renewal, rent reviews.*

Market Rental Assessments for all property classes i.e. residential, commercial, industrial and special use premises

- **Acquisition valuations** – *compulsory acquisition or by agreement*

Valuations carried out under the provisions of the Acquisition of Land Act (1967) either by compulsory acquisition or by agreement. In addition SVS Client Valuations Unit also provides representation for negotiation and land court for these cases.

- **Indicative valuations** – *budgetary purposes, any other purpose*

Indicative valuations carried out for preliminary investigations of possible acquisitions, purchase and other matters.

- **Valuation estimates** – *large projects for business case development, funding bids etc.*

The preparation of high level estimates for large acquisition projects suitable for funding bids, business case development and other applications.

- **General property advice**

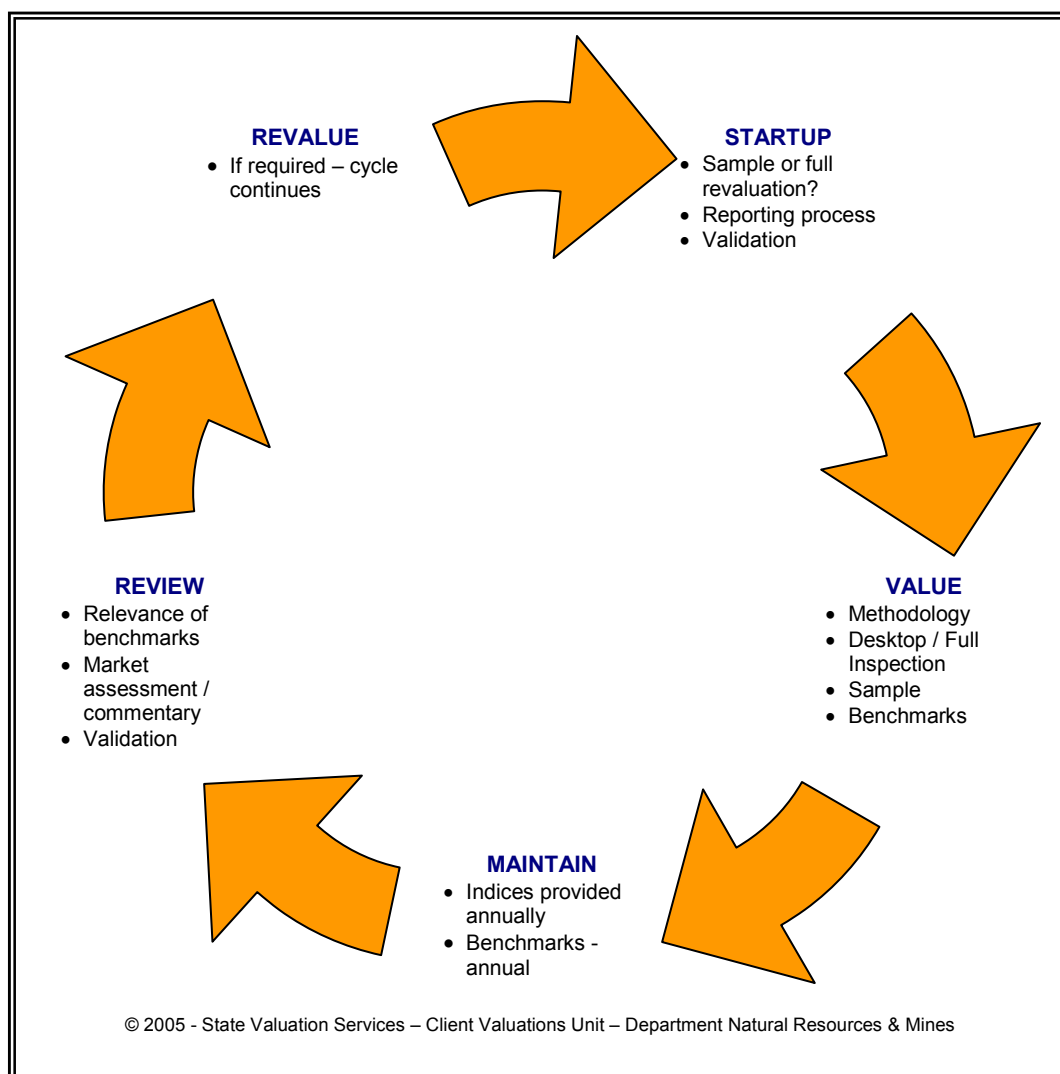
SVS Client Valuations Unit has provided our clients with a range of property advice. For example, general advice on the market value impact of a proposed acquisition program and basic tenure research.

In addition to our core services the Client Valuations Unit is able to provide clients with a range of professional advice. We are able to assist with any valuation or general property advice needs you may have.

3.0 Our Approach

SVS Client Valuations Unit can provide its clients with a genuinely collaborative approach to meeting their particular valuation needs. An example of this approach is the development of a five stage rolling program for the revaluation of large scale asset portfolios. The program is represented diagrammatically below.

Five Stage Asset Revaluation Program



Our clients who have used this program have found that it enables them to:

- Manage asset revaluation costs on a set fee annual basis
- Ensure that asset valuation data is continuously updated and reviewed
- Reduce the impact on finances and resources of large 5 yearly asset revaluations
- Constantly review the accuracy of asset data on asset registers
- Assurance that the methodology used has been developed to meet Australian and International industry standards.

4.0 Our People

The Director and Senior Management Team of the SVS have professional qualifications in business and skills in project and contract management, as well as extensive valuation expertise.

Cameron Hurman, Manager Client Valuations will project manage the provision of the valuation services to all clients. Cameron has extensive experience in Asset and Client Project Management Work and will be supported by SVS Client Valuation's professional team of valuers.

All valuation projects will be undertaken by experienced valuers employed by the SVS, who are registered with the Valuers Registration Board of Queensland and are largely Associate members of the Australian Property Institute (Certified Practising Valuers).

5.0 Our Resources

5.1 *Availability and Mobility*

SVS undertakes the valuation of 1.4 million properties primarily for all local governments in Queensland to ensure the basis for rating is current and consistent and provides a property valuation and portfolio management service to Queensland Government Agencies.

Our consistent delivery of these services demonstrates our ability to meet both the immediate needs of clients and maintain service delivery on a continuous basis. At times of peak demand the SVS may engage external resources. Any external resources used by the SVS will be required to meet all mandatory requirements in regard to professional qualifications, expertise, insurances and financial capability.

5.2 *Information Systems Capability*

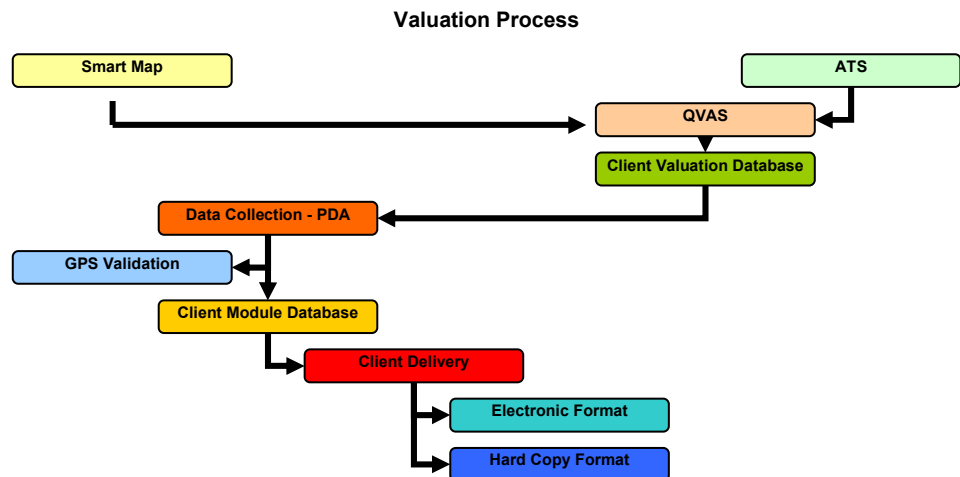
NRW has an enviable reputation in the provision of information and technology related services.

For the purposes of valuations within Queensland, State Valuation Services – Client Valuation Unit has access to the NRW registry of all property ownership information, through the Automated Titling System (ATS). A record of all property sale transactions and unimproved valuation information is also maintained through the Queensland Valuation and Sales System (QVAS). Further support is available through Cartographic, Cadastral and Surveying Information Systems including Smart Map Information System (SMIS).

SVS has invested in the technology to link these systems and provide their clients with unmatched access to current, comprehensive property information. The Client Valuation Unit works with their clients to provide valuation data in easily accessed databases as well as traditional reports. The unit utilises PDA technology to capture data on site and provide time efficient and accurate upload and transfer of data to clients.

Diagrammatically the information resources utilised are represented on the following page.

SVS Client Valuations Information Resources



NRW's information technology staff, maintain a state wide network for use by all of the staff of the Department. As a result the SVS has access to suitably qualified and skilled persons to provide professional expertise in all land information matters including cartographic, surveying and related professions.

6.0 Our Fee Structure

The Client Valuation Unit operates commercially; all valuation and property advisory services are charged on a fee for service basis. Fees are based on competitive industry rates and individual enquiry should be made as to the current fees for specific jobs and major projects.

7.0 Benefits of using SVS – Client Valuations

Using the Client Valuation Unit provides our clients with the following benefits:

- A truly independent valuation and property advisory service
- Proactive and innovative approaches to meeting your valuation requirements
- Diverse range of knowledge and skills from a professional team with significant property industry experience
- Statewide network of valuers supported by NRW's extensive property information databases and resources
- Valuation methodology developed to meet Australian and International industry standards.

• Contact Us

If you would like to discuss how SVS Client Valuations Unit can assist you, please contact:

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