

EXPERT GUIDANCE ON PROPERTY AND BUSINESS VALUATION

# Sydney Property Valuations: Precision at Speed

Get precise property assessments with a quick turnaround from Sydney's trusted valuation experts.

Contact Us

(02) 9099 9137



## TRUSTED PROPERTY VALUERS IN SYDNEY

### Valuing Sydney & Beyond

The Director is a current Board Member of the Australian Valuers Institute and holds dual qualifications as a Certified Practising Valuer (without limitations) and a Practising Solicitor, with a specialised focus on property valuation law in New South Wales.

Our fee structure is both competitive and adaptable, with a strong emphasis on timely delivery.

We provide expert valuation services across all property types throughout NSW.

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## Instructions are Accepted in the Following Areas (Including but Not Limited To):

- Market Value
- Retrospective valuations (Valuations required for a historical point in time)
- Stamp duty/ Inter-family Transfers
- Capital Gains Tax
- GST
- Liquidation/Bankruptcy
- Expert Critique
- Land Tax disputes
- Child Care Centres
- Tax Audits
- Internal accounting Valuations
- Rent Reviews/Determinations
- Development feasibilitys
- Pre purchase / Pre sale
- (SMSF) Superannuation fund compliance and audits
- First home owners compliance
- Bailment
- Special purpose Valuations
- Easement compensation
- Common Property Valuations and Transfers
- Exclusive use valuations
- Strata Unit entitlements (including execution of Strata Administration sheet/Valuers certificate)
- Insurance Valuations
- Strata Building Replacement Costs
- Property partitioning
- Retirement Living
- Compulsory acquisition (Just terms)
- Immigration compliance
- Deceased Estates / Probate
- Family Law
- Partnership disputes and settlements
- Commercial Litigation
- Expert Evidence
- Asset Register Valuations
- Service Stations

## Services We Offer

### RESIDENTIAL PROPERTY VALUATION



#### Dwelling Valuation

Buying, selling, or refinancing? Our Sydney house valuation ensures accurate, fair market insights based on location, size, condition, sales data, and trends.

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#### Apartment Valuation

Apartment values in Sydney vary based on factors like location, amenities, and building quality. Our skilled valuers offer comprehensive assessments, ensuring precise and reliable valuation reports.

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#### Land Valuation

From zoning laws to market demand, we deliver precise land valuations in Sydney, ensuring informed decisions for residential, commercial, and vacant properties.

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#### Development Sites & Projects Valuation

We provide expert valuations for development sites and projects, assessing land value, project feasibility, and market potential.

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### COMMERCIAL PROPERTY VALUATION



#### Retail Valuation

From location to tenant mix, retail properties require expert valuation. our specialists provide accurate insights on shopping centres, standalone stores, and mixed-use developments to guide smart investments.

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#### Office Valuation

Office property values depend on location, amenities, lease terms, and occupancy rates. our expert valuers provide accurate assessments, guiding clients in acquisitions, leasing, and portfolio management.

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#### Industrial Valuation

Industrial properties, including warehouses, manufacturing facilities, and distribution centres, have unique valuation factors. our expert valuers assess location, building size, transportation access, and market demand to deliver accurate valuations.

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### SPECIALISED VALUATION SERVICES



#### Common Property Valuation

Common property valuation refers to the process of determining the market value of areas jointly owned by all lot owners within a strata or community title scheme. This typically includes shared spaces such as lobbies, hallways, lifts, gardens, swimming pools, driveways, and roofing structures.

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#### Easements Valuation

Easement valuation involves determining the impact and value of a legal right held by one party to use a portion of another party's land for a specific purpose. Common examples of easements in Australia include access ways (right of way), utility easements (such as for water, sewer, electricity), and drainage rights.

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#### Petroleum Valuation

Petroleum valuation requires specialist knowledge of the oil and gas industry, market conditions, regulatory frameworks, and asset-specific factors. We provide comprehensive valuation services across the petroleum lifecycle from exploration to production, storage, and distribution.

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## What to look for when selecting a valuer

The NSW State Government has recently announced its decision to repeal the Valuers Act 2003, due to a change of oversight of licensing within the industry. This change will bring NSW into better alignment with the other states, who have already enacted similar state policies.

According to the Bill passed on the 17th of November 2015, the new regulations mean that the state government will no longer be in charge of authorising valuer licenses. Instead awarding of licenses will fall to other industry bodies such as the Australian Valuers Institute, to oversee the numerous licensing categories for practising Valuers within Australia.

The Community Land Development Act 1989, the Strata Schemes (Freehold Development) Act 1973 and the Strata Schemes (Leasehold Development) Act 1986 have been amended to insert a new definition and references to a 'qualified valuer'.

A 'qualified valuer' is defined as a person who:



## Why Choose Sydney Property Valuers?



#### Accredited Valuers

Our valuers are accredited by respected industry bodies, ensuring our reports meet high standards of accuracy and reliability. With extensive training and experience, they handle a wide range of valuation tasks with precision and professionalism.



#### Local Expertise

Based in Sydney, we have a strong understanding of the local property market, including neighborhood trends, zoning regulations, and supply-demand factors. This allows us to provide accurate valuations reflecting the true market value of properties in various areas.



#### Timely Reports

Recognizing the need for timely data in real estate deals, we have optimized our valuation process and project management to provide thorough reports promptly, helping our clients make informed decisions quickly.



#### Client-Focused Approach

At Sydney Property Valuers, we prioritize client satisfaction. We build lasting relationships through trust, transparency, and exceptional service. Our team offers personalized support to ensure a seamless and positive valuation experience.

## Our Clients



View All Clients

## Message From Our Director

Vincent Romeo, our Director, is a Certified Property Valuer and admitted Solicitor specializing in property law in NSW. His qualifications have led to a role on the Board of the Australian Valuers Institute, where he's served for four years. He's also a member of the Land Valuation Advisory Group, chaired by the NSW Valuer General. Vincent handles all property valuations, from simple to complex cases.

Additionally, Vincent acts as legal counsel for the Australian Valuers Institute, mentors valuers and students, and is a guest speaker at CPD events. Feel free to explore our Google reviews to see why clients choose our firm.



Call Us Today!  
(02) 9002 7347

## TESTIMONIALS

### What They're Saying

Discover why our clients choose us for their property valuation needs.

★★★★★

Vincent is an absolute pleasure to deal with he is prompt, concise and efficient. I have personally used him for my own property and have recommended his services to many of my clients who require it. Have always had a positive experience using this firm and will continue to recommend Vincent for any property.

Alana Mannocci Bayrouti  
Customer

99

★★★★★

I have had the most wonderful experience with this provider. They have been very professional, prompt, courteous and efficient and have been an absolute pleasure to deal with. Not only did I have an amazing outcome but more importantly it was absolutely hassle free. The team really are a great team of people.

Keshmira Elavia  
Customer

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Sydney's dynamic growth and strong economy have contributed to rising real estate prices in recent years.



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#### Our Services

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- Asset Valuation

#### Contact Us

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