



OVERVIEW PROFESSIONAL EXPERTISE

2014

STEPHEN BERRY FAPI AAVI ADAAS; Dip Val; Dip Project Management
Certified Practising Valuer; Registered Valuer No 1919 Without Limitation (16/7/1985 – current)
Project Manager

EDUCATION

1972 – NSW University – Industrial Relations (Discontinued - offered job as Trainee Valuer)
1973-1976 – Sydney Technical College - Diploma of Real Estate Valuation
2001-2003 – Tranby Aboriginal College – Advanced Diploma of Applied Aboriginal Studies
2013 – Diploma of Project Management

AUSTRALIAN PROPERTY INSTITUTE (Australian Institute of Valuers)

1978 – Associate of Australian Institute of Valuers
2001 – Fellow of Australian Property Institute
2001 & 2002 – Joint Presenter – One Day Seminars – Valuation of Telecommunication Sites
2008 – Australian Property Institute - Finalist – Excellence in Property Valuation Award
- Double Heritage waterfront at Neutral Bay
2009 - Australian Property Institute - Winner – Excellence in Property Valuation Award
- Bundeena RSL
2009 – Advanced Professional Certificate in Expert Witness for the Land & Environment Court
2013 – Diploma of Project Management

AUSTRALIAN VALUERS INSTITUTE

2008 - Associate

VALUATION EMPLOYMENT

1972 – 1973 CW Mansell & Associates - Trainee Valuer
1975 – 1982 Edward Rushton Son & Kenyon – Trainee Valuer – Associate Director
1986 – Richardson & Wrench Head Office – establish Corporate Services Division
1987 – 1989 – Field & City Valuations

CONSULTANCIES –

1985-1986; 1990 – 2014 contract consultant (current*)

JOHN LEDGERWOOD REAL ESTATE; THE RUSHTON GROUP,
HANDLEY CARLISLE & FAGAN / HANDLEY PARIS & PARTNERS
PARIS & PORTER REAL ESTATE, BLACKWELL CONSULTING.

*NATIONAL PROPERTY VALUERS (NSW)

*DAVID VIARELLA FAVI (Former Chairman Australian Valuers Institute)

PROJECT MANAGEMENT - CURRENT

- Calabash Castle Project Berowra Waters – 44 ha waterfront site, heritage & environment protection – environmentally sensitive small scale development
- Big Basement Strata Hobby Recreation Rooms – Milsons Point

UNUSUAL SPECIALIST PROPERTY VALUATIONS, RESEARCH & CONSULTANCY

Over 35 years specialisation in unusual properties including:-

PRESTIGE RESIDENTIAL PROPERTIES

Significant waterfront & premium properties in Mosman, Cremorne, Neutral Bay, Balmain, Birchgrove, Hunters Hill, Woolwich, Lake Macquarie, Eastern Suburbs. 2010 – most expensive residential holding in Mosman. Co-presenter Sydney Harbour inspection of waterfront homes from \$5 - \$52 m. for senior bank property lending executives. UTS Co-presenter – Valuation of Unusual Properties.

MEDIA ADVICE

Channel 9 – A Current Affair 2012 – Public Housing in Prestige locations – The Rocks, Kirribilli, Woolloomooloo.
Sky Property Channel – “ 7 ‘P’s of Property ” – for Jason Field as expert in prestige residential -
Position, Panorama, Presence, Presentation, Plan, Parking, Privacy + PERCEPTION = PREMIUM PRICE

Professional Project Research Pty Ltd – Stephen B Berry FAPI AAVI ADAAS Reg Valuer No.1919

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HERITAGE PROPERTIES

Depart of Housing – Millers Point Boarding Houses, Long Term Leasehold / Restoration Assessments – Argyle Place. Heritage homes including waterfronts at Neutral Bay, Hunters Hill & Woolwich, Berowra Waters. Heritage Assessments on diverse properties – market value & insurance values – throughout NSW & Vic Collitts Inn – Hartley Vale – 1860s restored B & B. Sydney Harbour B & B The Rocks. Heritage Chapel Strathfield.

TAXATION / STATUTORY VALUATIONS

VG objections, Land Tax, Stamp Duty and Capital Gains Tax (including retrospective valuations back to 20/9/85)

EXPERT WITNESS / LEGAL CONSULTATIONS

Shoal Bay Resort & Spa – Federal Court
Hindu Temple – State Heritage listed – Supreme Court
White City Tennis Courts
Colluzzi v Star City Casino & Colliers – Supreme Court
Southern Highlands rural residential project – Supreme Court
North Sydney Council – open space acquisition dispute
Owners group – Ettalong Beach Resort
Family Law property settlement matters
Building defects disputes; divorce; bankruptcy estate;
Injurious property affections – chemical, contaminations, quarrying.
Australian Children’s Foundation v Blacktown City Council (use of Parklea Market for concert)

LOSS CONSULTANCY VALUATIONS & ASSESSMENTS

Cyclone Tracy Darwin, Palings for Strand Arcade fire, Exorcist fire Redfern, Pacific Dunlop foam plant, Smorgons meats, Fellmongerary NZ.

MAJOR INSURANCE VALUATIONS

Sisters of Mercy Convents & Schools throughout Victoria, RAS Showground Melbourne, Deakin University Geelong, National Bank HO, Wales Bank HO’s Australia-wide, Diverse manufacturing plants / industrial installations, Jubilee Oval Kogarah Heritage properties and significant or unique homes.

DISPUTE SETTLEMENTS/RENTAL VALUATIONS

Research and Rental Dispute Determination as expert, examples including –
4 Mobile Phone Carriers & RTA on Sydney Harbour Bridge.
Sydney Ports & State Rail – White Bay land acquisition
Sydney Ports & PO Terminals – rental assessment Glebe Island Car Terminal
Ports facilities – Botany Bay ; Fitness First Gym - Mosman
Shops in Harbourside Darling Harbour / Newsagent / Cotton Store, Sega World Darling Harbour
Bunnings Valley Heights, Port Botany Container Terminals.
Fire Loss Valuations; Building Defects Valuations; Contamination Valuations

ACQUISITION VALUATIONS

Roads – RTA – including subdividable lands
Major Easements – (Research Valuer) Transgrid, National Parks & Wildlife Service – Power Transmission Lines & Towers. Adjoining owner substation – Alexandria – TransGrid
Boarding Houses / Heritage Homes – Dept of Housing
Stormwater – Land & Environment Case for Retirement Village
Shops – Hurstville Council; Scotts College Boatshed – Point Piper; RSL Club Bundeena
Sydney North West Development Centre – Marsden Park Open Space Acquisition valuations, road widening.
North West Rail Link – Neighbourhood Title Roadway acquisition; Rouse Hill – Open Space Acquisition.

TELECOMMUNICATIONS EXPERTISE

15 years in specialist valuation and researching telecommunication facilities:

Determining Valuer on Sydney Harbour Bridge Mobile Telephone installations jointly appointed by RTA, Optus, Telstra, Vodafone & Hutchison.

Telecommunication Valuations in conjunction with – Michael Paris FAPI – Paris & Porter Real Estate

All types of communication facilities including:-

- Mobile phone base stations, micro-cells, high voltage electricity towers.
- Television transmission sites; Fibre optic easement in Kosciusko National Park
- Commercial radio stations; general radio communications
- Data links, wireless links, fibre optic link, in building installations
- Review of impact on unit values of Mobile installations on strata unit buildings.



Clients include as Valuer or Research Valuer (for Michael Paris):-

Many government entities including:-

TransGrid, Road & Traffic Authority, State Transit Authority, Sydney Catchment Authority, Sydney Water, Sydney Ports Corporation, NSW Police, Dept of Housing, National Parks & Wildlife Service, North Sydney, Parramatta, Hurstville, Hornsby & Warringah Councils. All mobile phone Carriers – Optus, Telstra, Vodafone, Hutchison. Private building and site owners including strata plan owners corporations; strata facilities.

Rental dispute determinations – including the new mobile installations on Harbour Bridge.
Sydney Water – Telecommunication facilities – including North Head TV transponder, Pennant Hills Tower & Telco site, various telco sites. Homebush Bay Authority – AM radio tower land rental assessments
NSW Police – Review of state wide telecommunication facilities, Byron View site & Muswellbrook valuations.

Joint presenter with Michael Paris in two all day seminars at the Australian Property Institute on the valuation of communication sites.

Significant Clients – 2000 – 2013 valuation undertakings

Government

2006 – Advice to Minister for Housing - Minto Renewal Project of over 1000 lots for Dept of Housing – comprehensive research & commercial assessment of Joint Agreement between Dept of Housing, Campbelltown Council & Landcom. (Consultancy to David Blackwell).

Dept Housing – Heritage houses and boarding houses in Millers Point plus Sydney Metro Area & mobile installations. Rozelle Hospital Redevelopment Proposal, Westmead Hospital land disposal.

Landcom auction review analysis of 12 subdivisions throughout Sydney.

Lands subject to Aboriginal Land Claim

Sydney Ports Corporation– Valuation of Enfield Rail Yards for acquisition from State Rail for proposed Sydney Intermodal Terminal; Glebe Island acquisition of State Rail Land; Glebe Island – valuation of P&O car terminal, Penrice terminal; Blackwattle Bay – Pioneer Concrete Terminal. Research valuations Port Botany.

Sydney Harbour Foreshore Authority - Old Sydney Town Holiday Inn – land rent assessment,

Immigration House – conversion to strata & land leasehold. Sega World Darling Harbour.

City West Planning – Rozelle Handling Yards, White Bay Hotel & signage.

Research Valuer with Michael Paris for National Parks & Wildlife Service – Major Electricity Easements through Blue Mts, Murrumbidgee & Ku-ring-gai National Parks, Fibre Optic Easement Kosciusko National Park, Bed license review Thredbo village, telecommunication facilities, Akuna Bay Marina leasehold.

NSW Waterways – leaseholds - commercial & private

NSW Maritime – waterfront sales of leaseholds to adjoining owners

Local Councils

Kogarah – Jubilee Oval & Grandstands, Municipal Pool complexes – Reinstatement Insurance Valuations

North Sydney Council – Open Space liabilities portfolio.

Hurstville Council – Acquisitions for Hurstville Station redevelopment

Parramatta – Various telecommunication facilities

The Hills – Acquisition Valuation

Warringah – Telstra booth advertising valuation

Pittwater – Fibre Optic beach landing facility & Earth Mat

Other:-

AGL – Contaminated sites valuation analysis (research valuer)

Residual Contaminated impact – commercial, retail & rural

Prestige Residential including heritage & waterfronts, Retail, Commercial & Industrial; Redevelopments

Advertising structures – from billboards, building signage to Council & Telstra street furniture

Lands & Roads subject to Native Title Claims, Subdivisions, residential, commercial, industrial;

Shopping Centre Development Proposal – Redfern

Existing Use Rights valuations, Strata Unit Entitlement Assessment, Common Property Sale valuation

Commercial & Retail rental disputes – eg Harbourside – Darling Harbour; Sydney Ports

PNG - Coffee plantations, copra plantation/stud farm, hotels, trade stores, residential subdivision

Solomon Islands – diverse holdings of the Solomon Islands Government Super Fund.

Waterways leaseholds, reclaimed lands. Review of design options. Luna Park Proposals.

Wide variety of specialist & unique properties. Premium boating facility analysis – Sydney Harbour; Bundeena RSL