



OVERVIEW PROFESSIONAL EXPERTISE

2024

**STEPHEN BERRY FAPI AAVI ADAAS; Dip Val; Dip Project Management
Certified Practising Valuer 67384 (API); Certified Property Valuer 1919 (AVI).**

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

CHARITY - 1983 – 2010 - Founder & President – Australian Children's Foundation Inc

International Children's Peace Prize – 1984-88 – Aust & NZ, Primary Schools + McDonalds,
Children as the Peacemakers Trips to China, Eastern Bloc & Moscow with Indigenous youth representatives,
Youth Live '85 rock concert 23,000 teenagers 6 rock bands, 2MMM & Prima.
Record & video clip release Aust & UK – *Music Change The World* – closing performance Royal Celebration of Youth.
Australian delegation to Banner of Peace Children's Assembly – 120 nations – Sofia Bulgaria
Art Union – 1984 Aston Martin Lagonda, Charity Ball & awards Regent Hotel Sydney
Aboriginal youth & chaperons to Soccer Final at Sydney Olympics
1998 - Sunburnt Flag raising Circular Quay. www.sunburntflag.com.au

AUSTRALIAN PROPERTY INSTITUTE (Australian Institute of Valuers)

1978 – Associate of Australian Institute of Valuers
1985 – 2016 Registered Valuer No. 1919 (2016 Valuer registration discontinued for all valuers by Fair Trading)
2001 – Fellow of Australian Property Institute - current
2001 & 2002 – Joint Presenter – API 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

AUSTRALIAN VALUERS INSTITUTE

2008 – Associate - current

VALUATION EMPLOYMENT

1972 – 1973 CW Mansell & Associates - Trainee Valuer
1975 – 1982 Edward Rushton Son & Kenyon – Trainee Valuer – Associate Director
1986 – Richardson & Wrench Head Office – help establish Corporate Services Division
1987 – 1989 – Field & City Valuations
2021 – Senior Associate, National Property Valuers (NSW) – Unusual property matters.

CONSULTANCIES – CURRENT

Water NSW
NSW Sotheby's International Realty
Di Veroli Property Group.

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 ” – developed for Jason Field as expert in prestige residential -
*Position, Panorama, Presence, Presentation, Plan, Parking, Privacy + PERCEPTION = PREMIUM PRICE –
Expanded to the 10 P's in total - with Pizzaz (Wow factor). Every P missing it becomes – Price Sensitive.*

UNUSUAL SPECIALIST PROPERTY VALUATIONS, RESEARCH & CONSULTANCY

Over 35 years specialisation in unusual properties.



PROPERTY SETTLEMENT

Joint Single Expert Valuations and Individual Appointed Valuations for Matrimonial Property Settlement Purposes, Expert valuations disputing Single Expert Valuations. Family buyout assessment valuations,

PRESTIGE RESIDENTIAL PROPERTIES

Significant waterfront & premium properties in Mosman, Cremorne, Neutral Bay, Balmain, Birchgrove, Hunters Hill, Woolwich, Lake Macquarie, Eastern Suburbs, Pittwater, Port Hacking. 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.

ACQUISITION VALUATIONS

Western Sydney Aerotropolis – Badgerys Creek, Bringelly, Luddenham – dispossessed owners.
Bringelly – The Northern Road – Acquisition and Severance. Flood & vegetation constrained lands
Roads – RTA – including subdividable lands: Councils – Open Space, Drainage, Multi-zone sites
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; Scots 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.

STRATA & COMPANY TITLE

Exclusive Use Rights, car parking, sale of Common Property to upgrade building, telco rights.
Unit Entitlement assessments including complex premium unique multi use waterfront property

TAXATION / STATUTORY VALUATIONS

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

HERITAGE PROPERTIES

Dept 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.

EXPERT WITNESS / LEGAL CONSULTATIONS

Multi property site amalgamations for residential redevelopment including Castle Hill, Ryde, Rockdale. 2019/2020
Badgerys Creek airport proximity – RMS road acquisition – severance and injurious affection issues - LEC.
220 ha released land in North West Growth Centre – Supreme Court
Shoal Bay Resort & Spa – Federal Court; Hindu Temple – State Heritage listed – Supreme Court
White City Tennis Courts; Coluzzi 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)
Orphan (Isolated) sites from adjoining development;
Compensation claim where more land than was required for a NW Metro station site was acquired.

DISPUTE SETTLEMENTS/RENTAL VALUATIONS

Research and Rental Dispute Determination as expert, examples including –
4 Mobile Phone Carriers & RTA on Sydney Harbour Bridge – determining valuer for 5 parties.
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



TELECOMMUNICATIONS EXPERTISE

20 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 Kosciuszko 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 for Optus.

Clients including 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; 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 telecommunication sites with the Customer Relations managers of Optus & Telstra.

NATIVE TITLE

Traditional Owner Settlement Agreement (Victorian Native Title) - Dja Dja Wurrung Clans Aboriginal Corporation

Establish valuation methodology for Land Use Activity Agreement compensation 2019. Bendigo.

Metropolitan Local Aboriginal Land Council

Acting for adjoining private landowners relating to defects in Land Grant, Crown Road and access rights plus easements and partnerships.

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.



SIGNIFICANT CLIENTS / VALUATION UNDERTAKINGS 2000-2023

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, Marramarra & Ku-ring-gai National Parks to establish valuation methodology of easements in National Parks State-wide, Fibre Optic Easement Kosciuszko National Park, Bed license review Thredbo village, telecommunication facilities, Akuna Bay Marina leasehold. TransGrid telecommunication site rental review for NSW.

NSW Waterways – leaseholds - commercial & private

NSW Maritime – waterfront sales of leaseholds to adjoining owners

Water NSW – Right of Ways, Adjoining Owner Purchases, Leaseholds, Pastoral Leases, Telco.

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:-

North West Growth Centre - Market value 220 ha released land development parcel – 2014/2015.

Environmentally constrained lands – incl. acquisition & development sites. Marsden Park E2 – 2010-2017.

AGL – Contaminated sites valuation analysis (research valuer). Contaminated impact - commercial, retail & rural.

Retail, Commercial & Industrial; Redevelopments.

Prestige Residential including heritage & waterfronts. Unit Entitlement valuations including waterfronts.

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; Scots College boatshed Point Piper

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

Sotheby's International client referrals – Diverse properties throughout NSW including:

- Coastal Beach Fronts
- Rural holdings
- Prestige regional properties
- Unique property holdings