



## OVERVIEW PROFESSIONAL EXPERTISE

2018

**STEPHEN BERRY FAPI AAVI ADAAS; Dip Val; Dip Project Management  
Certified Practising Valuer; 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

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

### AUSTRALIAN PROPERTY INSTITUTE (Australian Institute of Valuers)

1978 – Associate of Australian Institute of Valuers  
1985 – 2016 Registered Valuer No. 1919 (2016 Valuer registration discontinued by Fair Trading)  
2001 – Fellow of Australian Property Institute  
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**  
**2013 – Diploma of Project Management**

### 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

### CONSULTANCIES –

#### 1985-1986; 1990 – 2017 contract consultant (current\*)

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

\*NATIONAL PROPERTY VALUERS (NSW)

\*DAVID VIARELLA FAVI (Former Chairman Australian Valuers Institute)

### PROJECT MANAGEMENT - CURRENT

- Calabash Castle Project Berowra Waters – 44 ha waterfront site, European + Aboriginal heritage & environment protection – environmentally sensitive small scale development

### 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 ” – developed for Jason Field as expert in prestige residential -  
*Position, Panorama, Presence, Presentation, Plan, Parking, Privacy + PERCEPTION = PREMIUM PRICE*

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**Professional Project Research Pty Ltd – Stephen B Berry FAPI AAVI ADAAS Certified Practising Valuer**

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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

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; 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 – 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

## ACQUISITION VALUATIONS

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; 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.  
Bringelly – The Northern Road – Acquisition and Severance. Flood & vegetation constrained lands.

## TELECOMMUNICATIONS EXPERTISE

17 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 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 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 – 2017 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, Marramorra & Ku-ring-gai National Parks to establish valuation methodology of easements in National Parks State-wide, Fibre Optic Easement Kosciusko 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

#### 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 – 2010-1017.

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; 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