

**Qualifications**

- “Management and Development of a Valuation Firm”  
The Financial Management Research Centre –  
University of Armidale, NSW
- Diploma in Valuation  
WA Institute of Technology
- Year 12 Level  
Busselton Senior High School

**Professional Experience**

- Licensed Valuer No 488 In The State of Western Australia  
Since 21 July 1987
- Certified Practising Valuer
- Associate Member, Australian Property Institute

**Property Valuer Profile: MAX NEVERMANN (AAPI Lic. N° 488)**

**Qualified in Property Valuation at Western Australian Institute of Technology  
(now Curtin University)**

I am a certified practicing valuer (license N° 488.)

I have been involved in residential, industrial, rural, commercial and other property type valuations in Western Australia since the mid 1980s, having personally carried out over 15,000 valuations, and as a director of a national valuation company and responsible for over 30,000 across Australia since 2001.

## **Present Positions**

2001 – Present

### **NATIONAL PROPERTY VALUATIONS PTY LTD TRADING AS NATIONAL PROPERTY VALUERS**

Managing Director

I currently direct a completely independent network of valuers across Australia. The teams of senior licensed valuers (most of them with over 15 years' experience) are all Certified Practicing Valuers and Members of the Australian Property Institute.

I have developed and coordinated small teams of valuers in each state of Australia (except Northern Territory) carrying out market and rental valuations for residential, commercial retail and smaller rural properties. These have been for a range of purposes under instructions from private, state and Commonwealth Government organisations.

I have personally carried out rent review valuations on prestige residences for the Commonwealth Government of Australia in the Solomon Islands. I have also carried out hundreds of valuations south of the river of residential homes and development sites for the Department of Housing (formerly Home West), also valuations in Broome, Derby, Wyndham and Kununurra.

In 2013, I secured and coordinated the valuation of the heritage-listed Brisbane Parliament House, grounds and a 20-story office building complex.

From 24 October 2001 and now with a national focus, undertaking valuations in Perth, Melbourne, Adelaide, Sydney, Brisbane, Gold Coast, Sunshine Coast, Townsville and Cairns, M J Nevermann & Associates Pty Ltd was renamed National Property Valuations Pty Ltd

To date, we have undertaken in excess of 15,000 valuations and continue to provide valuations and advice on property matters for a wide range of property types.

Range of Experience:

**Legal**

a) Family Court

- Regularly appointed as single expert witness in Matrimonial Settlement situations.
- Have appeared as expert witness in Family Court of Western Australia.
- Requested to provide reviews and analysis of single expert.

b) Builders Registration Board

- Provide valuations to assess what loss, if any, due to unsatisfactory and/or unsafe workmanship, or construction not to agreed plans.

c) Litigation

- Provide valuations for private litigation in the Supreme Court.

**Residential**

I have valued residential properties widely throughout the State since 1987, not only in the Perth metropolitan area but also in the South- West, including Busselton, Dunsborough, Nannup, Margaret River, Esperance, as well as the Kimberley and Pilbara and Pacific Islands.

In addition, I have valued commercial and residential properties in the South Pacific Islands for Government agencies and private organizations.

**Industrial**

I have valued in the major industrial precincts of Perth for both fair market and rental, including:

- Welshpool
- Kewdale
- Malaga
- Myaree
- Henderson
- Canning Vale

Rural and regional areas including:

- Albany Harbour
- Port Hedland
- Bunbury

- Mandurah
- Karratha
- Australind
- Donnybrook
- Busselton

Overseas locations including:

- Christmas Island
- Solomon Islands

### **Commercial**

For both fair market and rental:

- Medico
- Strata Office Suites
- Supermarkets
- Takeaway Outlets
- General Stores
- Bottle Shops and Liquor Stores

### **Rural**

Regularly, I have undertaken valuations of smaller rural properties, many of which have future residential development potential, in the Local Government authority areas of:

- Augusta/Margaret River;
- Busselton; Mandurah;
- Serpentine/Jarrahdale;
- Gingin;
- Kalamunda;
- Bunbury;
- Mundaring and;
- Northam.

### **Resumption Valuations**

I have experience in undertaking valuations for private persons involved in compulsory acquisition by Government authorities or developers. Areas in which valuations have been undertaken for acquisition include:

- Becher Road, Gnangara
- Great Northern Highway, Herne Hill
- Gibbs Road, Nowergup
- Stakehill Road, Karnup
- Albany Highway, East Victoria Park

- Pinjar Road, Ashby
- Watsonia Road, Maida Vale
- Dalison Avenue, Wattleup
- Dibble Street, Mt Helena
- Sydney Road, Gnangara
- Gnangara Road, Wanneroo

### **Tourism**

- Settlers House Redevelopment, York
- Esperance Canals Development, Esperance
- Warren River Resort, Pemberton
- Marron Farm and Restaurant, Serpentine
- Lancelin Caravan Park
- Busselton Tourist Village
- Spring Hill Retreat, Spencers Brook

### **Retail/Commercial**

- Ledge Point General Store
- Guilderton General Store
- Child Care Centres
- Liquor Stores
- Nurseries
- Shopping Centres
- Car Parking Cash in Lieu
- Portions of Eased Land
- Kennel Properties

### **Industrial**

- Laboratories
- Freestanding
- Strata
- Rent Reviews
- Leasehold
- Airport Ground Rents

### **Medico**

- Physiotherapists
- Chiropractic
- Dental
- Medical

### **Insurance**

- Rail Depots, Cleaning and Maintenance Facilities
- Community Centres
- Hostel/Community Accommodation Centres
- Office/Warehouse
- Residential

### **Employment Experience**

**21 July 1987 –**

**29 March 2001**

#### **M J NEVERMANN & ASSOCIATES PTY LTD**

Managing Director Certified Practising Valuer

Incorporated on 14 June 1993.

Valued a wide variety of real estate including:

- Englobo Land Ripe for Residential Sub-Division
- Function Centres
- Caravan Parks
- Car Yards
- Liquor Stores
- Office Buildings
- Shops
- Special Rural Properties
- Kennels
- Rent Rolls
- Rent Reviews
- Industrial Properties

February 1987 -

July 1987

#### **KEVIN EATON VALUATION SERVICES**

Assistant Valuer

Valuations of real estate including:

- Residential
- Special rural
- Englobo parcels ripe for subdivision
- Multi-residential properties
- Land and building contracts

**February 1986 -**

**February 1987**

#### **BAILLIEU KNIGHT FRANK PTY LTD**

**(now Knight Frank Ltd)**

## Leasing Negotiator

Liaising with commercial/industrial property owners (lessees) and company directors and managers (lessors) to achieve a commercially viable lease for both parties. Duties included:

- Drawing up documentation ie offers and acceptance, authorities to list properties, advertising etc
- Credit referencing
- Applying special conditions on leases
- Credit referencing

**February 1983 –  
February 1986**

## **VALUER GENERAL'S OFFICE**

Trainee Valuer

- Market valuations for stamp duty purposes on vacant and improved residential, commercial and industrial properties
- Completed requests by Local Government for valuations relating to the sale or purchase of land and buildings, road widenings and sub-division
- Completed valuation requests for resumptions and acquisitions for road widening purposes, public open space requirements, school sites and compensating basins and drains for various government and semi-government authorities including:
  - Ministry for Planning
  - Main Roads Department
  - Public Trustee
  - Sheriff's Office
  - Bailiff's Office
- Liaison with general public in relation to objections on gross rental values and unimproved values used by Local Councils, State Revenue Department and Water Authority
- Determination and co-ordination of gross rental values for newly erected houses, offices, shops and industrial properties as well as additions and alterations to existing premises where new gross rental values had to be assessed.
- Involved in interim valuations of unimproved values for local authorities and land tax which included assessing newly created and amalgamated lots and co-ordination with existing values.

## REFEREES

Garrick Smith	Heron Todd White (WA) Pty Ltd Perth, Western Australia	(08) 9221 8522
Mike Tory	Commonwealth Bank of Australia Senior Manager – Valuations Perth, Western Australia	(08) 9482 6428
Chris Loughnan	C T Loughnan & Associates Director	(08) 9474 4647