



## OVERVIEW PROFESSIONAL EXPERTISE

**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](http://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 –

#### 1985-1986; 1990 – 2020 & 2022 onwards - contract consultant (current\*)

JOHN LEDGERWOOD REAL ESTATE; THE RUSHTON GROUP,  
HANDLEY CARLISLE & FAGAN / HANDLEY PARIS & PARTNERS, BLACKWELL CONSULTING  
National Property Valuers (NSW) – 2007 – 2020.  
PARIS & PORTER REAL ESTATE.  
\*DAVID VIARELLA – Life Fellow AVI

### 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 2000-2022**

### 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 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

### 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