



— CAPABILITY STATEMENT

Commercial property valuers. Industrial, retail, office and specialised.

Independent valuations for mortgage security, financial reporting, taxation and expert evidence, plus rent submissions and determinations, across Melbourne and Sydney.

Melbourne
Sydney

ESTABLISHED 1999

ABOUT THE PRACTICE

Our opinions are evidence based, applying the valuation principles and methodology of the International Valuation Standards as adopted by the Australian Property Institute, to deliver a fully reasoned report that addresses the purpose of your valuation.

Bertacco Property Valuations was established in 1999 to provide independent valuation advice. Director Alan Bertacco has more than 35 years' experience in property and is supported by a team of valuers and analysts.

All valuation reports are undertaken by a Certified Practising Valuer and peer reviewed.

For those acting on behalf of another party, the valuer is often the only party to physically inspect the property. We treat that responsibility accordingly, as it reflects on us and on the instructing party.

1999

Established

35+

Years' experience, Director

2

Offices, Melbourne and
Sydney

What sets the practice apart

<div>01</div> <div>One valuer, whole portfolio</div> <div>A single valuer can take on a client’s entire portfolio across asset classes, so every valuation is prepared on a consistent basis with one point of contact.</div>	<div>02</div> <div>Breadth of asset classes</div> <div>Industrial, retail and office, through to childcare, healthcare, pubs and motels, SDA and leasehold interests, valued by the same practice to the same standard.</div>	<div>03</div> <div>Independence recognised by appointment</div> <div>We are one of a select few valuers appointed by the Victorian Small Business Commission and the Australian Property Institute to provide expert valuations. Together with our Valuer-General Victoria panel status, this reflects our independence and standing in the profession.</div>	<div>04</div> <div>Evidence depth</div> <div>Analysis drawn from a verified, continuously updated database of commercial sales and leasing evidence.</div>
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What we value

01



Commercial

Industrial, retail and office are the core of the practice.
From entry-level assets to institutional grade.

Warehouses and logistics

Large-format and strip retail

Suburban and CBD office

Mixed-use

02



Specialised

Childcare and healthcare facilities; schools, places of worship, camps and community facilities; pubs, motels and function venues; service stations, cold storage and government premises.

03



Living sector

Specialist Disability Accommodation and rooming houses, assessed as income-producing investments rather than as residential dwellings.

04



Residential and development

Residential property, including conventional homes, rural residential holdings and investment property; development sites, englobo land, feasibility studies and project related site values (PRSV).

INTERESTS VALUED

Freehold

Freehold going concern

Leasehold interest

Going concern and leasehold interest valuations, including business-attached freeholds, are undertaken by the Director. Coverage: Melbourne and Sydney metropolitan, plus selected regional locations.

Why the purpose matters

A valuation for AASB financial reporting takes a very different approach and methodology from a mortgage valuation. We require written instructions before we proceed: the property address, the instructing party, the entity relying on the valuation, any urgency, and the purpose. They protect you, by ensuring the report is fit for purpose, and they protect us.

01 Mortgage security and mortgage insurance

03 SMSF (ATO market valuation guidelines)

05 Rental determinations and assessments

07 Statutory land acquisition and compensation

09 Advisory, consultancy and due diligence

11 Portfolio valuations

13 Development and project feasibility

02 Financial reporting (AASB)

04 CGT, GST and stamp duty

06 Acquisition and disposal

08 Expert evidence (litigation and family law)

10 Insurance

12 Probate

14 Mass valuation contracts

Independent rental determinations

We have extensive experience in rental valuations, rent submissions and rent determinations. Most commercial leases require the valuer to have at least five years' experience valuing the asset class under review, and leases under the Retail Leases Act require a Specialist Retail Valuer as defined under the Act, which we are. We have determined rents for retail, industrial, office, medical, childcare and distribution centre premises.

Landlords, tenants and their agents can instruct us directly, and some instruct jointly, but most determinations we conduct under a lease come through appointment by the Victorian Small Business Commission or the Australian Property Institute.

- ✓ Determinations made as an expert, not as an advocate; the determination is binding on the parties.
- ✓ Rent submissions prepared to assist the appointed determining valuer.
- ✓ Rental assessments and market rent advice outside a formal determination.

01 Appointment: by the VSBC, the API, or agreement between the parties

02 Submissions and inspection

03 Written determination, binding on the parties

Recent and representative work

RENTAL DETERMINATION

Distribution centre, Melbourne's south-east

Appointed by the Australian Property Institute to determine market rent for a distribution centre of more than 50,000 sqm, with a rent exceeding \$10 million per annum.

INDUSTRIAL

10,000 sqm prime office warehouse

Mortgage security valuation of a recently completed prime-grade office warehouse of 10,000 sqm on a 2.5 hectare site.

CHILDCARE

Sydney and Melbourne centres

Mortgage security valuations of long day care centres in Sydney and Melbourne licensed for more than 115 places.

REGIONAL TOWN CENTRE

Armstrong Creek Town Centre

Mortgage security valuation of a regional town centre.

FINANCIAL REPORTING

700-property national portfolio

Australia-wide portfolio of 700 mixed-use properties valued for a religious order in accordance with AASB.

COMPULSORY ACQUISITION

Major infrastructure portfolios

Compensation assessments of freehold and leasehold interests for the Suburban Rail Loop Authority and Level Crossing Removal Authority under the Land Acquisition and Compensation Act 1986.

EXPERT EVIDENCE

Courts and tribunals

Expert valuation evidence before the Supreme, County, Federal Circuit and Magistrates Courts and VCAT, including single and joint expert appointments, in accordance with the Expert Witness Code of Conduct.

DEVELOPMENT LAND

Parramatta land holding

A unique city-centre site backing onto the Parramatta River, with a current State Significant Development application for a 53-storey mixed-use tower. Planning controls allow a height of 120 metres and a floor space ratio of 10:1.

Lender panels and appointing bodies

Our main lender panels and appointing bodies. The list is not exhaustive.

CURRENT LENDER PANELS

Westpac	Suncorp
Judo Bank	ING
Liberty	Bank of Sydney
Arab Bank	Bowery Capital
Pepper	ColCap
Australian Private Mortgages	Australia Pacific Income Fund

APPOINTING BODIES

Valuer-General Victoria
Victorian Small Business Commission
Australian Property Institute

Valuers and analysts

Alan Bertacco

Director

Associate Diploma of Valuation, RMIT

FAPI, CPV 62355

Specialist Retail Valuer

Licensed Estate Agent

Expert Evidence and Financial Reporting certified
(API)

Damian Bertacco

Associate Director

B.App.Sc (Property and Valuation), RMIT

AAPI CPV 109708

Rishi Kapoor

Senior Valuer

Master of Property, University of Melbourne

AAPI CPV 101446

Kevin McEncroe

Valuer

AAPI CPV 62362

Flynn Angus

Valuation Analyst

B.App.Sc (Property and Valuation), RMIT

Christopher Kapourelakos

Valuation Analyst

B.App.Sc (Property and Valuation), RMIT

Standards, security and cover

- ✓ Reports undertaken by Certified Practising Valuers with current API CPD, prepared in accordance with the Australian and New Zealand Valuation and Property Standards and International Valuation Standards.
- ✓ Every valuation peer reviewed before it is issued.
- ✓ ISO 27001 certified. Data encrypted and held in Australia.
- ✓ PI and public liability insurance certificates available on request.
- ✓ Independent: not aligned with any lender, agent or developer, and conflicts of interest checked before every instruction.

How it works

- 1 Request**
Send the property address and valuation purpose through bmfvaluers.com.au, or call. Email supporting documents to admin@bmfvaluers.com.au.
- 2 Fee proposal**
A fee and timing within one business day.
- 3 Inspection and analysis**
We agree the inspection requirements and analyse the property and relevant market evidence.
- 4 Report**
Issued with the valuer's findings and supporting evidence.



— CONTACT

Request a valuation

Send the property address and valuation purpose, and we respond with a fee proposal within one business day. Instructions are accepted direct or through your panel platform.

Phone

1300 10 8000

Email

admin@bmfvaluers.com.au

Web

bmfvaluers.com.au



OFFICES

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