

# VINCENT ROMEO

CERTIFIED PROPERTY VALUER AUSTRALIAN VALUERS INSTITUTE – CPV23024  
CERTIFIED PROFESSIONAL VALUER WITHOUT LIMITATION

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## EXPERIENCE

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Experience in the real estate industry for 19 years including Property Management, Sales, and Valuation for Freehold and Leasehold including:

Romeo Property Valuers Director:

### **2014 - Present**

Commenced specialist valuation firm Romeo Property Valuers Pty Ltd.  
Ceased operating as a real estate office and focused exclusively on valuation practice as a specialty.

### **2009 - 2015**

Real estate agent and Registered Property Valuer

### **2005 - 2009**

Real estate agent and Trainee Valuer

## MEMBERSHIPS

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- Sitting Director - Former Board Member of the Australian Valuers Institute - 8 Years
- Australian Valuers Institute Certified Property Valuer (without limitation)
- Australian Valuers Institute Accredited Specialist Retail Valuer
- Australian Valuers Institute Expert Witness & Expert Determination in Valuation
- Member of a small group of respected property professionals in NSW named the Land Valuation Advisory Group chaired by the NSW Valuer General
- Solicitor admitted in the Supreme Court of NSW
- Solicitor member of the Law Society of NSW
- Australian Valuers Institute Members & Student members Industry mentor

## QUALIFICATIONS

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### **Advanced Diploma in Property Valuation**

Australian Valuers Institute Registration No 23024

### **Australian Valuers Institute Certified Property Valuer (without limitation)**

### **Australian Valuers Institute Accredited Specialist Retail Valuer**

### **Australian Valuers Institute Expert Witness & Expert Determination in Valuation**

### **Diploma in Real Estate**

### **Diploma in Law - LPAB/LEC Sydney University**

### **Practical Legal Training**

### **Loquitur Expert Witness Report Writing Accreditation**

## CLASS OF PROPERTY

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Residential, Commercial, Industrial, Retail, Strata, Acreage/Rural, Common Property, Crown Land, Education, Medical, Hospitality & Mixed Use.

## EXPERTISE

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Valuation Expertise in:

Internal Accounting	Asset Register Valuations
Just Terms Compensation	Bailment
Litigation	Capital Gains Tax
Margin Scheme	Common property valuations
Pre purchase & Pre sale Advice	Current Open Market Value
Probate	Development Feasibility
Property partitioning	Development Feasibility Assessments
Rent Reviews	Easement Compensation
Rental Determinations	Exclusive Use Rights
Resumptions	Expert witness
Retrospective Valuation	Family Law
Self-managed Super Funds	Financial reporting
Specialty Valuations	First home Owners Compliance
Stamp Duty	Full or Partial Property Acquisitions
Strata Unit Entitlements	Hypothetical developments
Tax Audits	Immigration compliance
Valuation critiques	Insurance

## KEY VALUATIONS & EXPERIENCE

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**Valuation of \$89.8m development site in Parramatta NSW:** Hypothetical 'as if complete' valuation of two Hotels of 169 Rooms each.

**Unit Entitlement re-schedule valuation of \$71.3m in Ryde NSW:** Unit entitlement re-schedule of 100 Residential apartment lots.

**Valuation of \$68m residential development site in Austral NSW. Valuation of retail development in Bankstown NSW at \$55m:** Valuation of multi-tenancy retail development on underutilised MU1 zone site.

**Valuation of \$37.3m nursing home village in Marsfield NSW 2113. Business valuation in Kingsgrove at \$28m:** Valuation of a warehouse on 10.6Ha land parcel.

**Valuation of \$24.9m development site in Leppington NSW:** Hypothetical development of residential development site.

**Valuation of \$22.9m Licenced sporting club in Milsons Point NSW. Unit Entitlement re-schedule valuation of \$19.6m in Double Bay NSW:** Unit entitlement re-schedule report of 7 existing Residential apartment lots for a supreme court matter.

**Business valuation in Mascot NSW at \$19.3m:** B7 business park land parcel notwithstanding improvements.

**Valuation of a Menangle Club at \$16.5m. Valuation of 6-level 45-room boarding house development at \$13.m.**

## PROFESSIONAL ACHIEVEMENTS

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I am a Certified Property Valuer (unrestricted) and an admitted Solicitor, specialising in property law and the legal principles surrounding the valuation of property in New South Wales. These dual qualifications supported my appointment as a former member of the Board of the Australian Valuers Institute (AVI), the professional governing body for valuers in Australia, where I served as a Director for eight years.

I am also an elected member of the Land Valuation Advisory Group, a small and highly respected body of property professionals in New South Wales, chaired by the NSW Valuer General. My professional practice spans all classes of property, from straightforward valuation matters to the most complex, contentious, and highly litigious cases.

I have acted as legal counsel for the Australian Valuers Institute in select matters, and I have been engaged as a guest speaker and lecturer at professional development and CPD events for valuers. I am also an active mentor to registered valuers and student valuers throughout New South Wales.

I frequently appear as an expert witness across all jurisdictions in New South Wales and am the proud author of the widely recognised industry reference, Property Valuations in NSW: The Definitive Guide, a leading academic and practical resource for valuers and aspiring valuers.

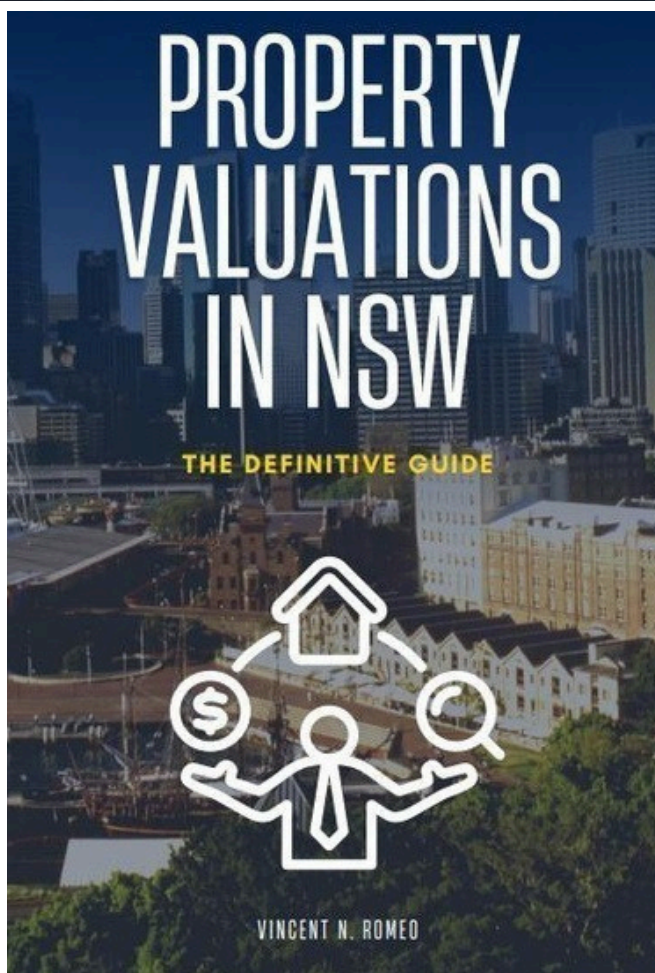
V I N C E N T *R* O M E O

Author of Property Valuations in NSW the definitive guide

**CERTIFIED PROPERTY VALUER. SOLICITOR. EXPERT  
WITNESS.**

Solicitor specialising in the laws relating to the valuation of  
property in Australia

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