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# Capability Statement

National Capability with Local Backing

**Acumentis**  
DECISION CERTAINTY

# About Acumentis

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Acumentis is the new face of LMW, Taylor Byrne and MVS National. It combines the long and proud heritage and combined experience of over 100 years in the provision of property valuations, research and advice to individuals and companies across Australia.

Acumentis is Australia's only independent property valuation and advisory services firm listed on the Australian Stock Exchange. With a broad national footprint across **40 metropolitan and regional locations**, Acumentis offers the expertise of more than 300 property professionals.

“Our business has always been proud to assist clients through the various stages of property ownership, a commitment that is unwavering.”

Acumentis CEO Timothy Rabbitt says “Acumentis has emerged from recent unprecedented and unusual times as a stronger business with a committed national team. Our business is transforming, growing capability, diversifying services and enhancing systems. Our team remain committed to adding enormous value by enhancing our data and expertise with accurate and insightful analysis, delivered via easy-to-use platforms.

Our clients trust our people and have confidence in the quality of our information, analysis and attitude to service. As a result, they know they can confidently make informed decisions without hesitation.”

A large, dark blue, serif letter 'A' is positioned on the left side of the page. It is partially overlaid by a light beige rectangular area at the bottom. To the right of the 'A', there is a circular portrait of a man in a suit and tie, with an orange line connecting the circle to the 'A'. Below the 'A' and the portrait, there is a small orange circle.



*decision ~ certainty*

# Acumentis

Valuation Services

## Residential

### Our Expertise

Our services for residential property include:

- Mortgage Security Valuations
- Stamp Duty Assessments
- Insurance Valuations
- Pre-Purchase and Advisory
- Valuation and Advisory
- Tax Depreciation Schedules
- Buyer's Agency
- Litigation and Expert Witness

### Specialisation

Our team's experience with multiple residential property types can be demonstrated across:

- Residential Housing
- Residential Apartments and Townhouses
- Vacant Land
- Prestige Residential Property
- Residential Developments



Hugh Innes & Patrick Gribbons, Residential Valuers

Valuation Services

# Commercial

## Our Expertise

Our services for residential property include:

- Pre-Purchase
- Mortgage Security
- Stamp Duty
- Rental Assessments
- Rental Determinations
- Feasibility Studies
- Rating and Objections
- Insurance Valuations
- Compulsory Acquisitions & Resumptions
- Financial Reporting
- Due Diligence
- Self Managed Super Fund
- Tax Depreciation
- Asset Reporting
- Bespoke Research
- Pre Sale Advice
- Vendor Advocacy
- Expert Witness

## Specialisation

Acumentis maintains a dynamic skills matrix to ensure the appropriate specialist valuer is assigned to the task. Our team has the specialist skills to undertake valuations across a wide range of commercial properties including:

- Office
- Retail
- Industrial
- Service Stations
- Child Care
- Medical Centres
- Self-Storage
- Land and Subdivision
- Hotels
- Motels
- Management & Letting Rights
- Caravan Parks
- Residential Developments
- NDIS
- Boarding Houses & Flats



Tom Hewitt, Senior Commercial Valuer



Valuation Services

# Rural & Agribusiness

## Our Expertise

With a team of over 60 specialist Rural and Agribusiness valuers and advisors nationwide, Acumentis is always ready to deliver unrivalled property expertise for rural properties across Australia. Our services for Rural and Agribusiness property include:

- Technical Due Diligence
- Pre-Purchase Advisory
- Valuation and Advisory
- Tax Depreciation Scheduling and Insurance Valuations
- Buyer's Agency/Advocacy
- Vendor Advocacy
- Litigation and Expert Witness
- Mining and Gas Sector Compensation



## Specialisation

Our team's experience with multiple residential property types can be demonstrated across:

- Grazing
- Farming
- Abattoirs
- Irrigation
- Aquaculture
- Poultry
- Dairy Farms
- Piggeries
- Feedlot
- Grain Storage
- Horticulture
- Hydroponic
- Quarries
- Sugar Cane
- Equine Facilities
- Turf Farm
- Viticulture
- Winery
- Orchards
- Carbon Abatement Projects
- Agricultural Developments

Valuation Services

# Government Services

## Our Expertise

At Acumentis, we maintain working relationships with many local, state and federal government agencies in order to provide them with industry leading property advice across all major asset classes. Our Government services include:

- Rating and Taxing Valuation Services
- Just Terms - Compulsory Acquisition & Resumption Valuation Services
- Financial Reporting Asset and Portfolio Valuations
- Strata and Community Scheme Entitlement Valuations

# Quantity Surveying

## Our Expertise

Our team of expert Quantity Surveyors work with clients and investors to maximise a property's depreciation deductions when constructing, renovating or refurbishing a new or existing property. Our Quantity Surveyance services include:

- Tax Deprecation Schedules
- Insurance Valuations- Replacement Cost Estimates
- Sinking Fund/Capital Works Forecasts
- Other Services
  - Asset Valuations (ie council portfolio that may include infrastructure improvements)
  - Construction Progress Assessments
  - Quantity Surveying Litigation Matters
  - Project Costings
  - Financial Reporting



Valuation Services

## Family Law

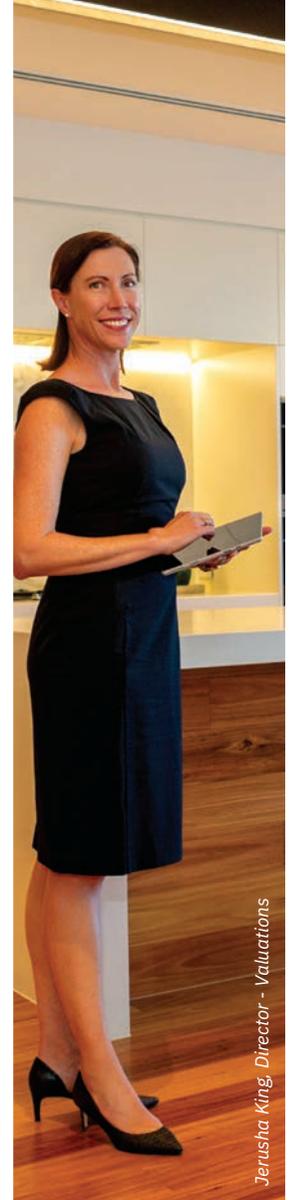
### Our Expertise

Acumentis has an extensive team of over 106 family law accredited valuers who are market leaders in litigation and witness services. Acumentis valuers are qualified, certified and have worked extensively across Australia, supporting clients with professionalism and sensitivity. Our services for Family Law include:

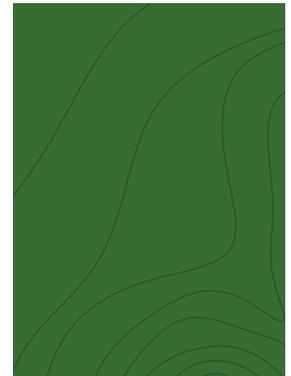
- Valuations for Family Law and Legal Purposes Across Residential, Commercial, Rural and Agribusiness Property Types.
- Expert Witness, Shadow Expert and Critique Consultation Advice
- Litigation
- Estate Planning
- Stamp Duty for Transfer Purposes
- Mediation
- Partnership Dissolution, Pre-Settlement Disputes
- Compulsory Acquisition and Resumption Valuations
- Portfolio Services
- Pre-Purchase and Advisory
- Valuation and Advisory
- Tax Depreciation Schedules
- Buyer's Agency
- Litigation and Expert Witness

### Service Expectations

At Acumentis, our Family Law team offers the advantage of a single point of contact to the client. Your Family Law specialists will deliver unbiased and independent assessment based on accurate and carefully researched data. Our specialised valuers display the utmost levels of professionalism, respect and sensitivity in delivering accurate property advice, during what can be a very troubling time for their clients.



Jerusha King, Director - Valuations



Valuation Services

# Acquisition and Compensation

## Our Expertise

Acumentis operates a nationwide specialist infrastructure and acquisition group providing valuation and land acquisition expertise to constructing authorities, government departments, corporations and the resource industry at large.

Our services include:

- Acquisition and Disposal of Property
- General Property Advices
- Negation and Property Acquisition Advice
- Asset Valuations
- Compulsory Acquisition
- Compensation Assessment for Mining, Oil and Gas Projects
- Rental Advices and Determinations
- Presentation of Evidence in Court as an Expert Witness
- Attendance at Mediations
- Due Diligence
- Feasibility Studies



## Specialisation

Our team's experience in land acquisition can be demonstrated across:

- Mining
- Electricity
- Gas
- Energy
- Damns
- Water, Gas and Oil Pipelines
- Road Corridors
- Rail Corridors

WA Only Valuation Services

## Buyer's Agency

### Our Expertise

The Acumentis Advisory team make property acquisition easy. Our buyer's agents' team in WA have the expertise to recognise smart buying opportunities based on market insights and trends, comprehensive experience and local market intel. The team manages all the process of the property purchase taking the stress and uncertainty out of the buying process and helping clients make informed and lucrative decisions with certainty.

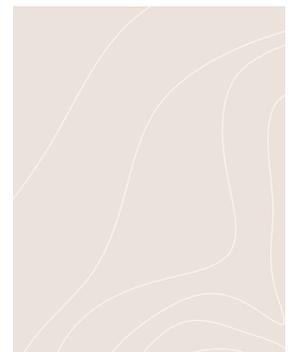
Acumentis Advisory operate with complete independence and accept no fees, payments, commissions or concessions from any external source. We pride ourselves on the unbiased and impartial advice we provide our clients. Acumentis does not promote or sell property on behalf of developers or agents.

Our advisory team can assist property buyers with the following services in the residential and commercial market sectors:

- Property find & acquire
- Property check & acquire
- Property plan
- Property acquisition
- Property check
- Pre-purchase due diligence
- Negotiation
- Portfolio review and financial reporting
- Tenant representation
- Commercial acquisition and lease negotiation
- Advice to mortgagees and receivers
- Tax Depreciation Schedules
- General consultation



Gareth Turner, Valuer



Valuation Services

# Self Managed Super Fund

## Our Expertise

Acumentis has a long and proud history of providing restricted property assessments and valuations for commercial, residential & rural property assets for Self Managed Super Funds (SMSF) across Australia. These assessments assist the trustees in ascribing the market value of the SMSF asset based on objective and supportable data utilising the appropriate methodology.

Our extensive team of experts are highly experienced and trained to deliver compliant reports for the Australian Taxation Office that are in line with government legislation. Our team bring in-depth local market knowledge, comprehensive market research and data analysis and insights.



## SMSF assessment with Acumentis

**Turnaround times:** Acumentis can offer the assessment within 2 working days of receiving compliant documentation.

**Reputation:** Acumentis is Australia's only independent property valuation and advisory services firm listed on the Australian Stock Exchange, who pride themselves on the quality of their advice each time, every time.

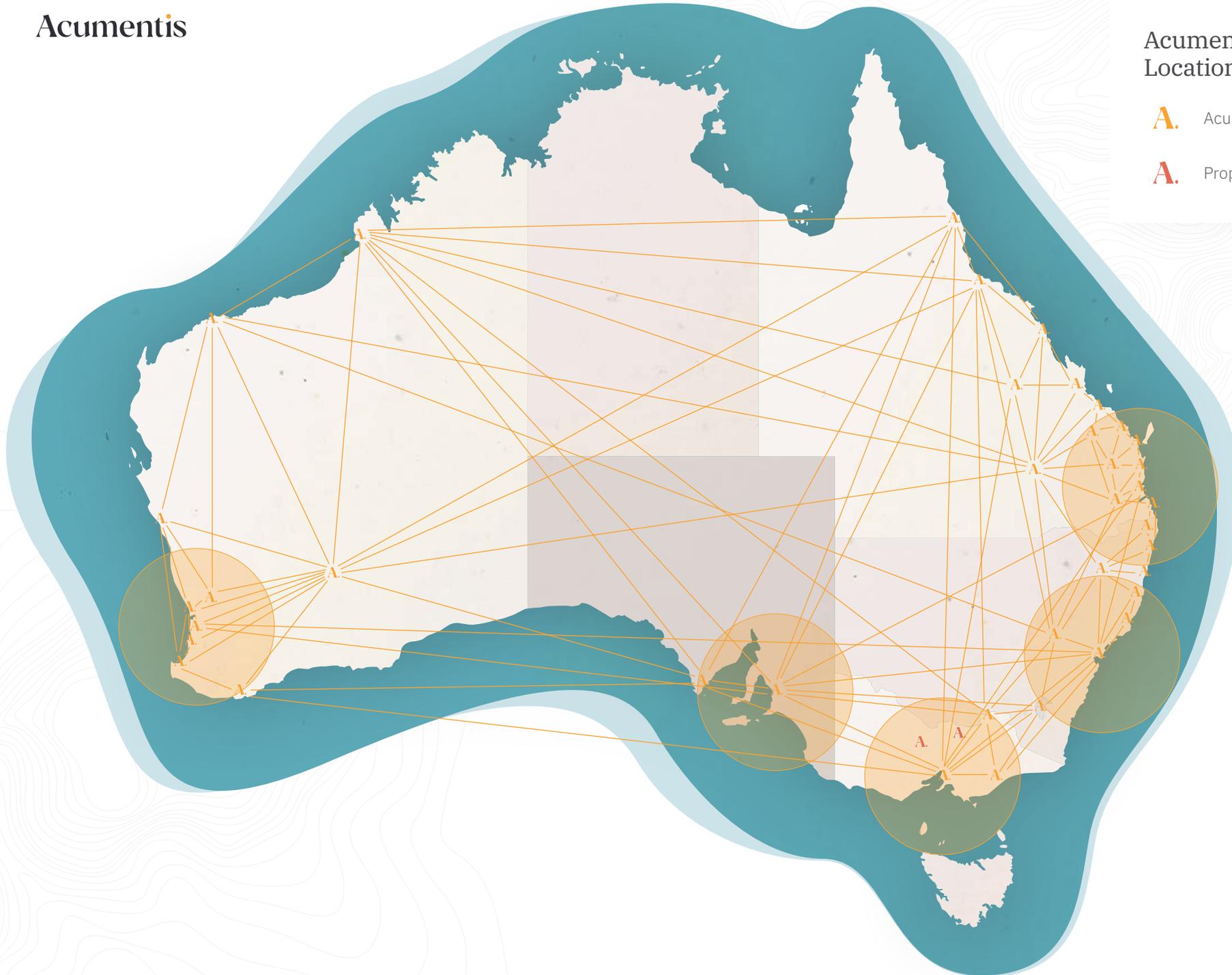
**Coverage:** Acumentis has over 300 qualified valuers across 40 offices throughout Australia.

**Cost Effective:** This assessment is extremely cost effective

Acumentis Office Location Scope

**A.** Acumentis Office

**A.** Proposed Office



# Acumentis Office Locations

## Queensland

Brisbane	Mackay
Bundaberg	Noosa
Cairns	Rockhampton
Emerald	Roma
Gladstone	Sunshine Coast
Gold Coast	Toowoomba
Hervey Bay	Townsville

## New South Wales

Sydney	Newcastle
Albury-Wodonga	Orange
Coffs Harbour	Port Macquarie
Grafton	Tamworth
Inverell	Taree
Lismore	

## Victoria

Melbourne	Gippsland
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## Western Australia

Perth	Geraldton
South West & Great	Kalgoorlie
Southern	Karratha
Albany	Mandurah
Broome	Northam
Busselton	

## South Australia

Adelaide	Port Lincoln
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## Canberra

## Proposed

Bendigo	Shepparton
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# Acumentis Advantage

Our highly experienced and qualified team assist with the complexities of achieving successful property outcomes. Our loyal clients choose Acumentis to provide:

Knowledge and Expertise

Supportive National Network

Unbiased and Independent Assessment

Single Point of Contact

Court Experience

Timely Delivery

Consistency and Relativity





40 LOCATIONS  
*Australia wide*



\$500  
million

*highest  
property  
valued*

100+  
years of *combined*  
experience

& OPERATION



*Australia's **only** independent  
property valuation and advisory  
services firm listed on the ASX*

over 60

COMMERCIAL VALUERS  
RISK MANAGERS  
SUPPORT STAFF  
RESEARCH ANALYSTS  
& GRADUATES  
NATIONWIDE



# National Contacts



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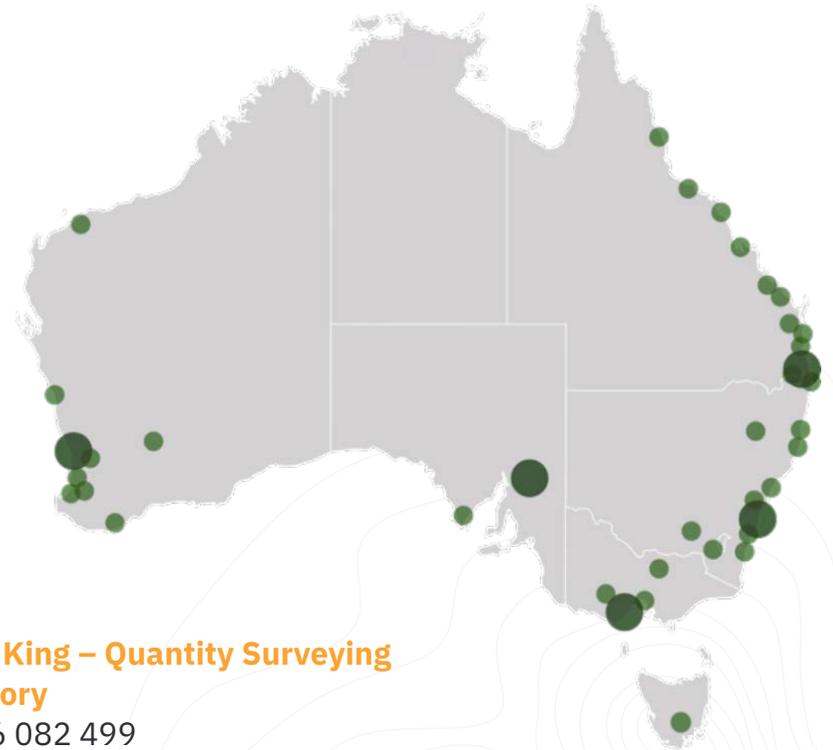
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