



G O U L B U R N V A L L E Y
Property Services

CORPORATE PROFILE

Residential, Rural & Commercial Property Valuers

**Certified Practising Valuers for
Victoria and New South Wales**

Office: 156 Nixon Street, Shepparton VIC 3630

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2017

BUSINESS PROFILE

HISTORY:

Goulburn Valley Property Services (Wes Ridd Pty Ltd) was established in November 1997 by Wes Ridd. Initially a small specialist firm conducting mainly farm valuations. This has grown to a large and diverse valuation practice with more than 10 staff.

GVPS took over the operations of John Eccles & Associates (itself formed in 1989) on 1st February 2003 when John joined our firm part time and another full time valuer was employed to expand the firm. GVPS moved at this time to offices in Mooropna. In April 2003, GVPS took over the northern operations of Northvic Valuers and added another valuer soon after. In April 2004 a new software system was implemented.

Since 2003 the business and staff size steadily grew to where we are now and our office relocated to our Shepparton premises in August 2008. In 2011 a full new LIXI link operation software system was adopted.

LOCATED AT:

The office is located at 156 Nixon Street Shepparton, part of the City of Greater Shepparton in the Goulburn Valley region of northern Victoria. We service a wide area of northern Victoria and southern New South Wales.

SERVICES:

Goulburn Valley Property Services provides valuation service corporations, and property advice for a wide range of clients including lenders, solicitors, local authorities and private individuals or firms. We have experienced valuers in all facets of valuations including residential, commercial / industrial and rural.

Two members of our staff hold tertiary qualifications in Agricultural Science, providing us with a specialised insight into the agricultural sector. Goulburn Valley Property Services also provide financial appraisal of agribusiness enterprises and commercial property developments for lenders and private companies to assist in loan assessments and viability analysis.

INDEPENDENCE:

Our clients can be assured of independent valuation advice as we maintain ourselves at arm's length from real estate and financial institutions, avoiding conflict of interest between the marketers / financiers of property and those who value it.

STAFF:

Five qualified valuers, two part time qualified valuation contractors, office manager, 3 full time office staff, bookkeeper and 3 part time office staff. Two valuers also hold tertiary qualifications in Agricultural Science.

QUALIFICATIONS:

All valuations are carried out by Certified Practising Valuers who are members of the Australian Property Institute.

EXPERIENCE:

The registered valuers utilised by Goulburn Valley Property Services have strong experience in valuation and appraisal of all properties, including rural, a field in which we specialise.

PERSONNEL PROFILE

WESLEY DARREN RIDDA API

DIRECTOR

Registered Valuer in Victoria No. 62427 and New South Wales No. 5044

✉ wes@gvps.net.au

QUALIFICATIONS:

Certified Practising Valuer since 1994.

Associate of the Australian Property Institute, registered to practice in Victoria and New South Wales without restriction. Vic. Reg. No. 62427, NSW 5044

Bachelor of Business (Land Economy) University of Western Sydney 1992

Diploma of Applied Science (Agriculture) from the Longerenong Campus of Melbourne University (VCAH). 1985

Certified Specialist Water Valuer RMIT 2009

EXPERIENCE:

Born and raised on mixed farming property and qualified in agricultural science as well as valuations. Originally based at Swan Hill with Rural Finance Corporation 1986-1987 then relocated to Shepparton 1987-1989 as Regional Manager. Worked from 1989-1997 with Commonwealth Bank as a Property Valuer. Since 1997, Principal Valuer/Owner and manager of own firm Goulburn Valley Property Services. Over 25 years' experience in the north east of Victoria and southern New South Wales.

KEY STRENGTHS:

Strong background in rural valuations with tertiary qualification in Agricultural Science and farming background. Extensive experience in all areas of northern Victoria and Riverina area of NSW. 25 years plus based in Shepparton and surrounds, management experience in running valuation practice of 8 Valuers. Accredited as a Specialist Water Valuer / Unparalleled experience in valuation of farms and horticultural properties.

OTHER INTERESTS::

Member of Mooroopna Rotary Club,
Past President Shepparton Golf Club,
Past President & member of Toolamba Tennis Club,
Past Treasurer Toolamba Primary School
Agriculture, farming, sport, travel, property investment.

PERSONNEL PROFILE

BRETT STEVENS AAPI

Registered Valuer in Victoria No. 62630 and New South Wales No. 3385

✉ brett@gvps.net.au

QUALIFICATIONS:

Certified Practising Valuer since 1990.

Associate of the Australian Property Institute, registered to practice in Victoria and New South Wales without restriction. Vic. Reg. No. 62630, NSW 3385

Bachelor Applied Science in Property Resource Management 1988

EXPERIENCE:

Commenced employment Goulburn Valley Property Services September 2015.

2014 – 2015 Valuer with Herron Todd White Echuca

2010 – 2015 Valuer with Eishold Property Echuca

2010 Valuer with Goulburn Valley Property Services Shepparton

2000 - 2009 Principal/owner of Real Estate Agency in Echuca.

1991-1999 Rural and residential real estate sales Elders Echuca.

1987-1991 Commercial valuations and commercial industrial real estate sales with Baillieu Knight Frank, Adelaide.

1978-1984 Stock and Station Agent originally based in the south east of South Australia, Western Victoria and the Riverina district of NSW

KEY STRENGTHS:

Commercial, residential, rural valuations. Experienced valuer who has worked in Victoria and New South Wales. Based in Echuca since 1991, has extensive knowledge of the local area.

OTHER INTERESTS::

President of Echuca Football & Netball Club

Sport, food and wine, blues music and gardening.

PERSONNEL PROFILE

SANDY LIST AAPI

Registered Valuer in Victoria No. 80209 and New South Wales No. 35883

✉ sandy@gvps.net.au

QUALIFICATIONS:

Certified Practising Valuer since 1991.

Associate of the Australian Property Institute, registered to practice in Victoria and New South Wales without restriction. Vic. Reg. No. 62329, NSW 35883.

Full member of Property Institute since 1990.

Bachelor of Business Studies (Val) Massey University New Zealand. 1987

Specialist Retail Valuer Deakin University 2014

EXPERIENCE:

Employed with Goulburn Valley Property Services since March 2013.

Jun 2012 - Dec 2013 Valuer with Quotable Value New Zealand, Christchurch NZ

Mar 2011 - Mar 2012 Loss Adjuster (Earthquake Commission) NZ

Jun 2008 - Feb 2011 Home Energy Assessor NZ

Jan 2006 - Apr 2008 Home Inspector UK

Mar 2002 - Jun 2005 Accounting Clerk UK

Feb 1999 - Dec 1999 Valuer Logan Stone NZ

Dec 1993 - Jan 1994 Valuer Opus International, Napier NZ

Jun 1992 - Jul 1993 Valuer Glenn Attewell & Associates Hamilton NZ

Dec 1986 - Nov 1990 Valuer with Valuation New Zealand, Auckland NZ

KEY STRENGTHS::

Residential and lifestyle properties for mortgage purposes, insurance valuations, matrimonial, rating and rental assessments. Recent experience in valuing earthquake damaged dwellings and land.

OTHER INTERESTS::

Gardening, reading, walking, hiking, travelling.

PERSONNEL PROFILE

MURRAY ORR AAPI

Registered Valuer in Victoria No. 62060

✉ pvaptyltd@bigpond.com

QUALIFICATIONS:

Certified Practising Valuer since 1983.

Associate of the Australian Property Institute, registered to practice in Victoria without restriction. Vic. Reg. No. 62060.

Associate Diploma Valuations RMIT

EXPERIENCE:

Contract Valuer with Goulburn Valley Property Services since May 2013

2007 - current Managing Director Property Valuers Australia P/L

2003 - 2007 Senior Valuer JLC Valuers - Landmark White Commercial Valuations

2002 - 2003 Fitzroys Commercial Valuer

2000 - 2002 Valuations Manager Allard & Shelton

1987 - 2000 Managing Director Southside Property Group P/L

1982 - 1987 Commercial Valuer Chestertons

1981 - 1982 Commercial Property Manager Jones Lang Wootton

1976 - 1981 Commercial Valuer and Property Manager

Baillieu Allard Real Estate (Knight Frank)

KEY STRENGTHS::

Residential, commercial, industrial and retail valuations as well as multi-unit developments and municipal rating work. Others include family law, VG Victoria, Vic Roads, Department of Sustainability (involved in large asset portfolio valuation) and Department of Housing.

PERSONNEL PROFILE

ANDREW GAUNT AAPI

Registered Valuer in Victoria No. 62339 and New South Wales No. 3417

✉ andrew.gaunt@hotmail.com

QUALIFICATIONS:

Certified Practising Valuer since 1991.

Associate of the Australian Property Institute, registered to practice in Victoria and New South Wales without restriction. Vic. Reg. No. 62339, NSW 3417.

Bachelor of Business (Property) RMIT 1989

Certified Specialist Water Valuer RMIT 2009

EXPERIENCE:

Contract Valuer with Goulburn Valley Property Services since July 2013

2007 - 2013 Burgess Rawson & Assoc. Senior Valuer

2004 - 2007 Cosgraves Valuers - Albury / Wodonga - Valuer

1995 - 2004 JS Snowden Valuers - Contract Valuer

1992 - 1995 Judd Shuter & Assoc. - Contract Valuer in Vic and NSW

1987 - 1992 Burgess Rawson & Assoc. - Cadet Valuer; from 1990 full accredited Valuer

KEY STRENGTHS::

Residential, commercial, industrial and rural valuations for Mortgage Security, Family Law, Financial Reporting and Strategic Consultancy purposes.

OTHER INTERESTS::

Agricultural, farming, travel, family.