

**Give me a fulcrum on which to rest and I shall move the Earth - Archimedes**

Inspiration >>

A simple statement, a powerful inspiration.

Accord Appraisals was initiated with the very objective to provide a solid foundation to base strategic decisions, especially those involving property.



A prudent evaluation thus assumes a pivotal significance and Accord Appraisals is committed to it. Every valuation is conducted in the most professional manner by highly qualified valuers that are drawn from various specialties. The best industry practices are followed to ensure accuracy and adequacy. And last but not the least each transaction is based on implicit trust and absolute transparency.

## Inception >>

Accord Appraisals was conceived to serve the needs of a broad range of clients. We understand the needs of each of our clients, offering consistent quality and service irrespective of the quantum of business generated from them.

It is our constant endeavour to improve service quality and exceed client expectations in safeguarding their interests. A professional approach, high accuracy coupled with quick turnaround time has ensured that our clients continue to use and strongly recommend our services.

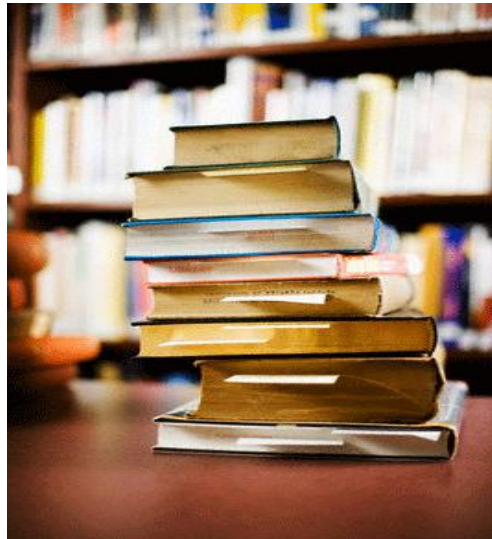


The strength of the company lies not only in the rich and diversified valuation experience of its principles but also in the intensive knowledge of the local property market gained through extensive market research and relations with industry leaders. We are also up to date in our memberships with all professional bodies, research organisations and relevant industry associations ensuring that we receive all the latest market information to help us provide accurate advice to our clients. Also, contributing to our strength is the long standing association with experienced professionals in related industry groups.

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## Recognition >>

Accord Appraisals only uses the services of experienced and fully qualified valuers (Certified Property Valuer-CPV) that are current members of the Australian Property Institute and the Royal Institution of Chartered Surveyors (RICS). We encourage and ensure that our valuers comply with the requirements of the continuous professional development as set out by the API and RICS.



Our in-house library provides reference books, property journals and property related magazines to assist our staff in updating their knowledge base. Periodic staff meetings and group discussions are also in the pipeline as the company grows in size and stature.

## Foundation >>

The company has been founded by Hemal Ganatra, a fully qualified and licensed valuer with an experience of more than 12 years in property valuation. A post graduate in Valuation (Real Estate), he has an in depth knowledge of real estate and an extensive experience in valuation. His valuation reports have been appreciated for content, quality and precision. A proper understanding of the purpose, meticulous study of every property and an unbiased comprehensive report are his symbolic of his work.

Hemal has undertaken valuation of a wide range of properties that include large vacant land parcels/development sites through to industrial/ commercial properties as well as residential properties within Australia and India. His diverse experience and excellent exposure enables him to provide unparalleled service both in terms of accuracy and report quality.

Hemal is a certified property valuer (AAPI CPV) and member of the Australian Property Institute. He is also a Chartered Valuation Surveyor and member of the RICS (MRICS).

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## Specialisation >>

Accord Appraisals provide valuation services for all classes of property including commercial, industrial, retail and residential. The following is a list of the type of properties valued by us in the past few years.

### **Commercial**

- Office Suites
- Office building
- Mixed use office and retail properties
- Serviced Offices

### **Retail.**

- Retail shops
- Retail and residential mixed use properties
- Retail and office mixed use properties
- Retail food outlets and Shops in food court
- Bulky goods showrooms
- Restaurant and residential mixed use properties

### **Industrial.**

- Industrial vacant land
- Industrial office warehouse units
- Industrial factory properties
- Industrial office factory properties
- Industrial showroom/warehouse properties

### **Residential.**

- Residential apartments
- Residential units and townhouses
- Residential dwellings
- Prestige residential properties
- Residential land subdivisions

### **Land.**

- Vacant land zoned residential or business
- Development sites for residential and commercial subdivision.

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## Services >>

Accord Appraisals provides specialist valuation services for:

- Matrimonial Settlements and Dispute Resolution
- Mortgage Valuations
- Financial reporting
- Insurance Valuations
- Mergers and Acquisitions
- Capital Gains Tax and Stamp Duty
- Real Estate Funds
- Private Equity Investments
- Probate
- Insolvency
- Development feasibility analysis
- Pre-purchase and pre-sale advice
- Partnership dissolutions
- Rental advice, negotiations, submissions and determinations

## Adulation >>

Accord Appraisals is aiming to be one of the most recognised and revered names in the field of valuation. We believe that for the services we provide our expertise, experience and enthusiasm cannot be matched.

Our main objective is to provide accurate, time bound and purposeful valuation to the best of our ability. Valuation demands an extensive knowledge on a wide range of aspects viz. Technical, Legal, Economic, Commercial and Political. Various micro and macro economic factors which may directly or indirectly affect the value have to be considered for each property under valuation.

Our valuers are fully qualified, experienced and have the requisite local knowledge to provide clients with consistent high quality reports. Leveraging our strength of well qualified and experienced workforce the company has an ability to complete large assignments even if the properties are located in multiple locations within Victoria. Our administration and support staffs are key elements of the business, providing the requisite assistance in the quality control process. Accord Appraisals understands the importance of the responsibility reposed and leaves no stone unturned to give the clients its very best each time, every time.

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