

Simon Azar

Director, Access Valuations Pty Limited

PO Box 3080, Toongabbie East NSW 2146

10A Spireton Place, Pendle Hill NSW 2145

Email: [simon@accessvaluations.com.au | Phone: [0400596996]

PROFESSIONAL PROFILE

With over 30 years of industry experience, I am a highly skilled and trusted valuer specialising in Just Terms Compensation Valuations, 88K easement valuations, family law assessments, retail lease disputes, and complex strata matters. As a Fellow Member of the Australian Property Institute (API) and an unrestricted, fully qualified valuer, I provide expert valuation services across a wide range of property types. My work supports both private clients and dispossessed owners in achieving fair and just outcomes in compulsory acquisitions and complex property disputes.

In addition to my core valuation expertise, I am regularly engaged as an Expert Witness for valuation matters, offering independent, objective, and defensible valuations in legal proceedings across various courts, including the NSW Supreme Court, District Court of NSW, and Family Law Court of Australia. My courtroom experience ensures that clients receive well-supported valuations, and I collaborate closely with legal teams to present precise, evidence-backed valuations that withstand rigorous scrutiny. This includes acting as a Single Expert Witness in family law disputes, assisting the court in the equitable division of property assets with impartiality and thorough valuation expertise.

I am also a Specialist Retail Valuer for the NSW Office of Small Business, where I apply my knowledge of the NSW Retail Leases Act 1994 to assist with retail leasing disputes, rental determinations, and rent reviews, offering fair and defensible advice to both landlords and tenants. My extensive experience in complex strata issues further supports owners and strata managers, particularly regarding exclusive use area valuations, unit entitlement assessments, and collective sales evaluations, ensuring my valuations accurately reflect all contributing factors.

EDUCATION

HSC

John Paul II Senior High School, Marayong (1988)

Associate Diploma in Business: Valuation

Sydney TAFE (1992)

Associate Diploma in Science: Building

Sydney TAFE (1994)

Certificate of Attainment in Building Surveying

(1994)

Licensing & Professional Development

- Approved Valuer under New South Wales Financial Institutions Commission (1994)
- Continued Professional Development Program, Australian Property Institute (API): 20 hours/year
- Approved cover of excellence under the Professional Standards Council
- Continued Professional Development Program for NSW Builders license.

Professional Qualifications

- Registered Real Estate Valuer, Department of Fair Trading, March 1993 (now deregulated)
 - Fellow Member, Australian Property Institute (FAPI),
 - Australian Property Institute member since 1994
 - Unrestricted Property Valuer
 - NSW Licensed Builder 74394C, (Department of Fair Trading)
-

EMPLOYMENT HISTORY

Director, Access Valuations Pty Limited (Jan 1998 – Present)

Overseeing all operations at Access Valuations, I specialize in providing expert valuation services, including:

- **Compulsory Acquisition and Just Terms Compensation:** Extensive experience in Just Terms Compensation Valuations, particularly in compulsory acquisitions. My knowledge of Section 55A and Section 55B of the Just Terms Compensation Act ensures that dispossessed property owners receive equitable compensation.
- **88K Easement Valuations:** Expertise in the valuation of properties impacted by 88K easements, considering the full market impact of easements on land value and compensation entitlements.
- **Family Law and Expert Witness Services:** Act as an Expert Witness for property valuation matters in the NSW Supreme Court, NSW District Court, Family Court, and other legal settings. I provide rigorous, unbiased valuations, including in cases requiring a Single Expert Witness for property division under family law.
- **Retail Leasing and Dispute Resolution:** Specialist Retail Valuer for the NSW Office of Small Business, offering expert valuations on retail lease disputes, rental determinations, and rent reviews under the NSW Retail Leases Act 1994.
- **Complex Strata Issues:** Experienced in valuing exclusive use areas, unit entitlement calculations, and resolving collective sales matters, ensuring valuations accurately reflect property value in complex strata settings.

Contract Valuer, Access Valuations Pty Limited (Jeffrey Heal & Associates) (Mar 1996 – Dec 1998)

- Conducted valuations for residential, commercial, industrial, and development properties across Metropolitan Sydney and Regional NSW.
- Specialised in mortgage lending, stamp duty, family law assessments, and general property valuations.

Contract Valuer, L.J. Hooker, Cabramatta (Mar 1994 – Mar 1996)

- Provided valuation services for a wide range of residential and commercial properties in the Sydney metro area.
- Focused on general property valuations, including rental reviews, family law assessments, and commercial property valuations.

Site Supervisor, Construction Industry (Mar 1989 – Mar 1994)

- Gained hands-on experience in construction and property development, supervising medium-density developments, residential properties, and commercial projects.
- Acquired in-depth knowledge of building processes, construction cost management, and site-specific property issues.

VALUATION EXPERIENCE

Over my career, I have conducted over 26,000 valuations across various property types and purposes, including:

Expert Witness in Valuation

- Regularly engaged as an **Expert Witness** in property valuation cases, providing defensible valuations in **NSW Supreme Court, NSW District Court, Family Court**, and other judicial settings.
- Experienced in offering clear and impartial valuation evidence as a **Single Expert Witness** in family law matters, facilitating fair asset distribution with thorough, court-compliant valuations.
- Proven track record in presenting robust, evidence-supported valuations for court proceedings, working in close collaboration with legal teams to deliver valuations that withstand scrutiny and assist the court in achieving fair outcomes.

Retail Lease Valuation and Dispute Resolution

- Extensive experience as a **Specialist Retail Valuer** for the **NSW Office of Small Business**, proficient in **NSW Retail Leases Act 1994** and **Retail Rental Determination Processes**.
- Provide expert advice in retail lease disputes, rental reviews, and fair rent determinations, ensuring valuations comply with legislative standards and reflect fair market conditions.

Complex Strata Valuation and Collective Sales

- Specialist in **strata title valuations**, particularly for **exclusive use areas, unit entitlement determinations**, and **collective sales** involving strata schemes.
- Offer comprehensive assessments that accurately reflect the impact of strata factors on property value, ensuring all contributing elements are thoroughly considered in the valuation process.

Compulsory Acquisition and Just Terms Compensation

- Extensive experience with **Just Terms Compensation Valuations** under **Section 55A** of the **Just Terms Compensation Act**, representing dispossessed owners in major compulsory acquisition projects.
- Expertise in **88K easement valuations**, providing accurate compensation assessments for properties impacted by infrastructure easements.

KEY STRENGTHS AND COMPETENCIES

Retail Lease Valuation Expertise

- In-depth knowledge of the **NSW Retail Leases Act 1994** and the **Retail Rental Determination Process**, offering expert advice on retail lease disputes and rental reviews.
- Expertise in providing fair and impartial valuations for both landlords and tenants in retail leasing matters, ensuring compliance with legislation and fair market valuation practices.
- Act as a **Specialist Retail Valuer** for the **NSW Office of Small Business**, resolving disputes and providing rental determinations for retail lease matters.

Compulsory Acquisition and Compensation Valuation Expertise

- Expertise in **compulsory acquisition matters**, focusing on **Just Terms Compensation Valuations** for dispossessed owners and easement valuation processes.
- Deep understanding of **88K easements**, including the impact of easements on land value and compensation entitlements.
- Proven track record of successfully defending valuations and achieving optimal compensation outcomes for clients.

Strata Title Valuations and Dispute Resolution

- Expertise in **complex strata issues**, including **exclusive use areas**, **unit entitlement calculations**, and **collective sales**.
- Knowledgeable in the valuation of strata schemes and the factors influencing **collective sales** decisions and outcomes, ensuring equitable results for all involved parties.
- Ability to advise on the impact of **exclusive use areas** and **unit entitlements** on property values, and how these issues should be addressed in valuation reports.

Legal and Regulatory Knowledge

- Familiar with key sections of the **Just Terms Compensation Act**, and how property valuations are impacted by this Act.
- Proficient in the **Family Law Act** and valuation practices for **property settlements** in family law disputes, including acting as an **Expert Single Witness**.
- Proficient in s88K of the Conveyancing Act and manner relating to easements

PROFESSIONAL ASSOCIATIONS AND MEMBERSHIPS

- Fellow Member, **Australian Property Institute (FAPI)**
- Licensed Builder (74394C)

Certificate of Completion

To certify that

Simon Azar

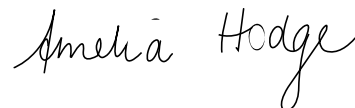
has successfully completed

API Ethics and Rules 2024

on 01/12/2024

This certificate is valid
until December 31, 2025

Member Number: 68304



CHIEF EXECUTIVE OFFICER

Certificate of Completion

To certify that

Simon Azar

has successfully completed

API Ethics and Rules 2024

on 01/12/2024

Amelia Hodge

Member Number: 68304

CHIEF EXECUTIVE OFFICER

Certificate of Completion

To certify that

Simon Azar

has successfully completed

API Ethics and Rules 2024

on 01/12/2024

This certificate is valid
until December 31, 2025

Member Number: 68304



CHIEF EXECUTIVE OFFICER

Certificate of Membership

WITH AUSTRALIAN PROPERTY INSTITUTE

This is to certify that

Simon Azar, FAPI
Certified Practising Valuer

Is a member of the Australian Property Institute

Current Membership level:
Fellow since 23/06/2015 with a renewal date of 1/01/2027.

Simon Azar has been a member of the Australian Property Institute
since 14/06/1989.

