



TAYLOR  
BYRNE

VALUERS & PROPERTY CONSULTANTS

RESIDENTIAL

# Overview & background

Taylor Byrne provides quality independent property advice, supported by thorough research and analysis of the property market. Founded in 1960, Taylor Byrne commenced operations in Brisbane, Queensland.

Since then we have continued to expand our areas of operation to meet client and industry demand. We currently have 25 offices throughout Queensland and New South Wales, making us one of the largest single entity valuation firms in Australia.

At Taylor Byrne our valuers are all Certified Practising Valuers and Members of the Australian Property Institute. Our clients are assured that all advice is up to date with the latest property industry developments. We offer residential valuation services in all of our offices. In addition to our general residential practice we also have valuers who specialise in prestige residential property.

Taylor Byrne provides independent advice to corporate, government and private clients. We are well recognised for our strength in litigation, mortgage security, family law, property acquisition advice and asset portfolio valuations. Our industry expertise is recognised through the regular appointment of our valuers to act as Experts for the Courts, by the Australian Property Institute and the various State Law Societies, for matters such as rental determination, compulsory acquisition and partnership dissolution.

Our comprehensive coverage across the eastern seaboard including regional centres and remote locations means a Taylor Byrne valuer is never far away. Call your local office for quality independent property advice or enquire today via our website [www.taylorbyrne.com.au](http://www.taylorbyrne.com.au)

*“ Our residential team consists of highly qualified and experienced Valuers who have a strong background of practical valuation knowledge in their geographic areas.”*

## Office locations



QLD

NSW

VIC

Albury Wodonga	Sunshine Coast
Bathurst	Toowoomba
Brisbane	Townsville
Bundaberg	Coffs Harbour
Cairns	Grafton
Emerald	Inverell
Gladstone	Lismore
Gold Coast	Newcastle
Hervey Bay	Orange
Kingaroy	Port Macquarie
Mackay	Tamworth
Rockhampton	Taree
Roma	



# Residential Director

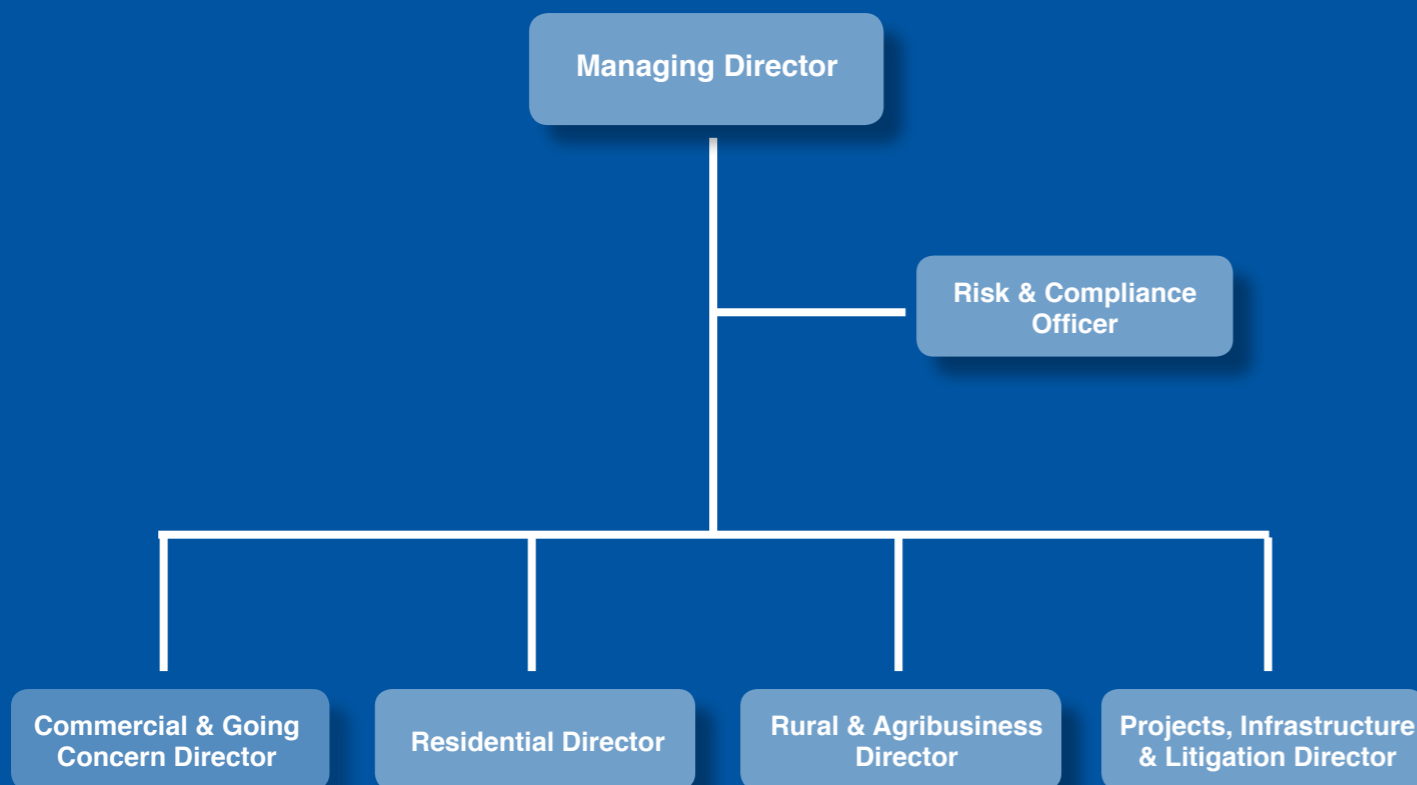


## Geoff Duffield

### Residential Director

Geoff Duffield is the Residential Director of Taylor Byrne. Geoff has 20 years experience in the valuation industry in all areas of valuation, including houses, units, prestige properties, residential developments and rural residential properties. Geoff has appeared as an Expert Witness in litigation matters. Geoff specialises in the prestige or "high end" residential market in the Brisbane area. In his role as Residential Director, Geoff regularly liaises with the Valuation and Credit Managers from all major lenders and panel management firms throughout Australia, to keep abreast of industry development and changes. Geoff has presented papers on residential valuation matters at Australian Property Institute Conferences and other industry forums.

## Operational structure



# Quality Assurance/Risk & Compliance

Taylor Byrne has a commitment to provide professional valuation and property consultancy services of the highest quality.

## Quality Assurance / Risk & Compliance

We have a commitment to provide high quality, consistent, valuation and property consultancy services.

In order to do this, Taylor Byrne has uniform procedures in place through the Company dealing with job management, valuation procedures, risk and compliance and general management issues.

Taylor Byrne has a single IT platform which allows Management and our Risk & Compliance Officer full visibility of all valuations across the network.

In addition to our internal quality assurance, our larger Taylor Byrne Offices are Quality Endorsed, operating a Quality Management System which complies with the requirements of ISO 9001:2008.

## Risk & Compliance

In order to ensure a consistent quality product, Taylor Byrne has a Valuation Review Policy in place.

This Policy ensures that every Taylor Byrne valuation is subject to a third party internal review, prior to it being released.

Taylor Byrne also has a Risk & Compliance division which is led by Gerard Clarke, our Risk & Compliance Officer. Gerard has extensive experience in property risk and compliance, having worked in the property risk and credit section of some of Australia's major banks.

Gerard's role involves not only reviewing individual valuation reports, but includes training, reports on sector risk and audit.

Our job management system allows full visibility of all valuations and assists in risk and compliance, with built in checks and balances which must be addressed before the system will allow residential valuations to be sent to the client.

Commercial and rural valuations are reviewed by our Risk & Compliance Officer and/or a team of nominated Senior Directors within the firm who assist with risk and compliance, and valuation reviews, with the valuers nominated in those areas having significant experience in that property type.



## Risk & Compliance Officer

### Gerard Clarke

Brisbane Head Office  
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# Why use Taylor Byrne?

There are many advantages to using Taylor Byrne for all your residential valuations and general property consultancy needs.

## Coverage

Taylor Byrne has a large residential practice. We have valuers in each of our offices in Queensland and New South Wales. Currently we have 25 offices spanning from Far North Queensland through to Victoria.

## Risk & Compliance

We have a risk and compliance process that ensures every valuation is reviewed prior to client delivery. This helps to ensure consistency across all advices. Specialist or prestige properties are reviewed by a nominated specialist panel within Taylor Byrne.

## Knowledge & Experience

- We have residential valuers in each of our offices.
- Many senior valuers within our firm have over 5 years experience in the valuation industry.
- Prestige or specialist properties are valued by Directors or Senior Managers.
- Valuers work within defined geographical areas giving them a thorough knowledge of the local property market.

## Consistent Quality Product

Taylor Byrne has a quality management system in place and our staff attend regular training programs ensuring a quality, consistent product each and every time.

## Database of Sales Evidence

All newly inspected sales information is recorded and stored in our database giving our valuers access to the most up to date sales information available.

## Modern Customised Valuation IT Platform

All Taylor Byrne offices operate on a single platform across the entire Company. This technology allows offices in different areas to work together in real time for more efficient delivery of reports.

## Training and Development of Staff

Our valuers have been provided with internal training ensuring they are up to date with industry trends and client expectations.

## Centralised Corporate Governance

Our Quality Management System ensures all of our valuers are professional body compliant and up to date with registration and attendance at professional development courses.

## Court Work

Taylor Byrne has a long history in providing expert evidence in litigation matters, and we train our valuers in the area of litigation valuation and Court work.

## Residential Team Leader Program

Taylor Byrne has dedicated team mentors in each of our offices. These team leaders provide a communication point in each office for the dissemination of timely information on a "face to face" basis.

## We provide residential valuations for the following purposes:

- Mortgage security for financial institutions;
- Family Law;
- Asset realisation;
- Stamp duty;
- Litigation;
- Asset and portfolio valuations;
- Pre purchase advice; and
- Mortgagee in possession.

## Experience

Taylor Byrne has substantial experience in residential valuations. We provide valuations for all of the major banking and financial institutions and regularly undertake residential valuations on behalf of the major legal and accounting firms for litigation, family law and asset realisation purposes.

We also regularly undertake residential valuations of portfolios on behalf of large corporate clients and government departments.

## Mortgage security valuations

Taylor Byrne understands that the residential mortgage security industry is constantly changing. To manage this we have a single IT platform across the Company and a corporate governance which focuses on direct expectations in terms of:

- Turnaround times;
- Client interaction;
- Performance reporting and review; and
- Risk and quality management processes.

For our mortgage security clients in particular, we have a single point of contact in our Residential Director, Geoff Duffield. This allows for clear and consistent communication lines between the client and Taylor Byrne.



# Contact Directory



## Brisbane - Head Office

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## Gladstone

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## Albury Wodonga

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## Gold Coast

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## Bathurst

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## Coffs Harbour

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## Bundaberg

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## Emerald

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## Hervey Bay

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## Mackay

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## Newcastle

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## Roma

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## Toowoomba

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## Sunshine Coast

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## Port Macquarie

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## Rockhampton

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## Taree

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## Primary Contact for all Residential Enquiries

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*Taylor Byrne is one of the largest, wholly Australian owned valuation companies in the country.*

*We are a single entity company and not a group of franchisees, with all Shareholders actively working in the business.*

*Our valuers provide independent property advice to corporate, government and private clients, for a wide variety of purposes.*

