



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 have offices throughout Queensland and New South Wales and have recently opened an office in Adelaide.

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

“ 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



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



Residential Director

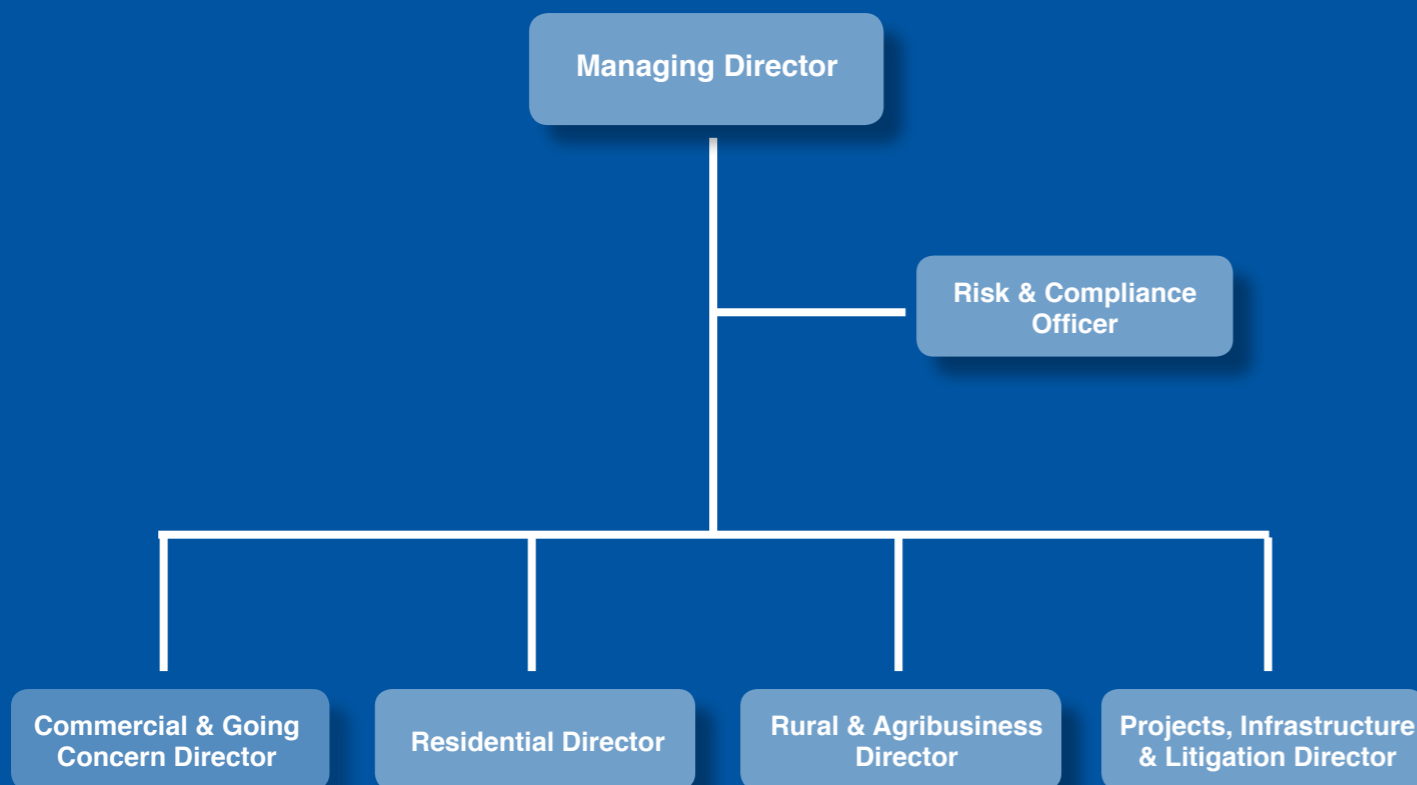


Geoff Duffield

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
 Level 4, 35 Boundary Street South Brisbane Qld 4101
 GPO Box 1776
 BRISBANE QLD 4001

T: 07 3840 3000
 F: 07 3840 3099
 E: gclarke@taylorbyrne.com.au

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, New South Wales and South Australia. Currently we have 28 offices spanning from Far North Queensland through to Victoria and South Australia.

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

Level 4, 35 Boundary Street South Brisbane Qld 4101
GPO Box 1776, BRISBANE Qld 4001
T: (07) 3840 3000
F: (07) 3840 3099
E: brisbane@taylorbyrne.com.au

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Emerald

Suite 3, 93 Clermont Street
PO Box 2307
EMERALD QLD 4720

T: (07) 4987 6767
F: (07) 3840 3099
E: emerald@taylorbyrne.com.au

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Hervey Bay

PO Box 3360
PIALBA QLD 4655

T: (07) 4124 1500
F: (07) 3840 3099
E: herveybay@taylorbyrne.com.au

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Adelaide

PO Box 6334
Halifax Street
ADELAIDE SA 5000

T: 0423 600 142
F: (07) 3840 3099
E: adelaide@taylorbyrne.com.au

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Bundaberg

20/36 Quay Street
PO Box 5465
BUNDABERG QLD 4610

T: (07) 4152 9850
F: (07) 3840 3099
E: bundaberg@taylorbyrne.com.au

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Gladstone

Suite 3
16 Goonoon Street
GLADSTONE QLD 4680

T: (07) 4972 1036
F: (07) 3840 3099
E: gladstone@taylorbyrne.com.au

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Inverell

Level 1, 138 Byron Street
PO Box 513
INVERELL NSW 2360

T: (02) 6722 1350
F: (07) 3840 3099
E: inverell@taylorbyrne.com.au

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Albury Wodonga

497 Smollett Street
PO Box 1110
ALBURY NSW 2460

T: (02) 6042 4555
F: (07) 3840 3099
E: alburywodonga@taylorbyrne.com.au

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Cairns

1st Floor, 104 Mulgrave Road
PARRAMATTA PARK QLD 4870
PO Box 1080
CAIRNS NORTH QLD 4870

T: (07) 4044 5700
F: (07) 3840 3099
E: cairns@taylorbyrne.com.au

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Gold Coast

Suites 4 & 5, 93 West Burleigh Road
BURLEIGH WATERS QLD 4220
PO Box 1721 BURLEIGH HEADS QLD 4220

T: (07) 5589 2200
F: (07) 3840 3099
E: goldcoast@taylorbyrne.com.au

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Ipswich

Suite 7, 59 Roderick Street
PO Box
IPSWICH QLD 4305

T: (07) 3840 3000
F: (07) 3840 3099
E: valuers@taylorbyrne.com.au

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Bathurst

Suite 2/103 Piper Street
GPO Box 2153
BATHURST NSW 2795

T: (02) 6311 1815
E: bathurst@taylorbyrne.com.au

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Coffs Harbour

3/38 Park Avenue
PO Box 491
COFFS HARBOUR NSW 2450

T: (02) 6651 1277
F: (07) 3840 3099
E: coffsharbour@taylorbyrne.com.au

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Grafton

Suite 3, Level 1, 83 Victoria Street
PO Box 1311
GRAFTON NSW 2460

T: (02) 6643 3311
F: (07) 3840 3099
E: grafton@taylorbyrne.com.au

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Kingaroy

26 King Street
PO Box 482
KINGAROY QLD 4610

T: (07) 4162 7229
F: (07) 3840 3099
E: kingaroy@taylorbyrne.com.au

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Lismore

210 Keen Street
PO Box 123
LISMORE NSW 2480

T: (02) 6621 7333
F: (07) 3840 3099
E: lismore@taylorbyrne.com.au

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Port Macquarie

Suite 6, 133 -137 Gordon Street
PO Box 1006
PORT MACQUARIE NSW 2444

T: (02) 6584 9733
F: (07) 3840 3099
E: portmacquarie@taylorbyrne.com.au

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Sydney

PO Box 4532
SYDNEY NSW 2001

T: 0413 313 395
F: (07) 3840 3099
E: sydney@taylorbyrne.com.au

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Toowoomba

126 Campbell Street
PO Box 73
TOOWOOMBA QLD 4350

T: (07) 4638 3988
F: (07) 3840 3099
E: toowoomba@taylorbyrne.com.au

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Mackay

55 Gordon Street
PO Box 1462
MACKAY QLD 4740

T: (07) 4957 4260
F: (07) 3840 3099
E: mackay@taylorbyrne.com.au

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Rockhampton

10 Elgin Street
ROCKHAMPTON QLD 4700

T: (07) 4921 3933
F: (07) 3840 3099
E: rockhampton@taylorbyrne.com.au

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Tamworth

Suite 9/454 Peel Street
PO Box 1116
TAMWORTH NSW 2340

T: (02) 6761 3666
F: (07) 3840 3099
E: tamworth@taylorbyrne.com.au

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Townsville

Suncorp tower, Suite 2 - Mezzanine Level
61 - 72 Sturt Street,
PO Box 529
TOWNSVILLE QLD 4810

T: (07) 4771 6789
F: (07) 3840 3099
E: townsville@taylorbyrne.com.au

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Newcastle

Suite 2, Level 2, 187 Union Street
PO Box 366
THE JUNCTION NSW 2291

T: ((02) 4962 4488
E: newcastle@taylorbyrne.com.au

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Roma

122B McDowall Street
ROMA QLD 4455

T: (07) 4622 7770
E: roma@taylorbyrne.com.au

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Taree

Suite 9/221 Victoria Street
TAREE NSW 2430

T: (02) 6551 2149
F: (07) 3840 3099
E: taree@taylorbyrne.com.au

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Orange

4/200 – 202 Summer Street
PO Box 8612
ORANGE NSW 2800

T: (02) 6311 1815
E: orange@taylorbyrne.com.au

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Sunshine Coast

Suite 2 "Office Quay"
2 Akeringa Place
PO Box 279
MOOLOOLABA QLD 4557

T: (07) 5452 5075
F: (07) 3840 3099
E: sunshinecoast@taylorbyrne.com.au

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Primary Contact for all Residential Enquiries

Geoff Duffield

GPO Box 1776

BRISBANE QLD 4101

07 3840 3000

gduffield@taylorbyrne.com.au

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.

