

Valuer



Description Valuers assess land, property and other items such as commercial equipment and objects of art, and provide advice on the administration and commercial use of land and property.

Valuations are made for many different purposes, such as rating and taxing, finance, financial reporting, investment, insurance, rental, sale and purchase. A significant proportion of a valuer's time is also spent writing reports. A valuer's competence is largely judged on the quality and thoroughness of a report.

Typical duties

- examine items and select methods of evaluation;
- calculate values by considering market demand, condition of items, future trends and other factors (e.g. location, size, zoning legislation and the availability of services, such as transport and parking, in the case of real estate);
- submit written assessments of value;
- provide consultancy advice on valuation matters;
- give evidence in legal proceedings and mediate on valuation matters;
- provide rental valuations for arbitration purposes.

Personal requirements

- must be of good character and reputation;
- good communication skills;
- reasonable ability in mathematics;
- sound judgment and good analytical skills.

Qualification The names of qualifications may vary from institution to institution and include:

- Diploma of Property - Valuation Support
- Advanced Diploma of Property - Valuation
- Bachelor of Business – Property



An Australian Government Initiative



Entry pathway To become a real estate valuer you usually have to study an advanced diploma or degree with a major in property. Additional training is usually given on the job. To get into these courses you usually need to pass your Year 12. Prerequisite subjects, or assumed knowledge, in one or more of English, mathematics, economics, business studies and geography are usually required.

The various institutions have different prerequisites and some have flexible entry requirements or offer external study. Contact the institutions you are interested in for more information.

Job prospects Valuers employed by government departments generally work full time on valuations. Valuers employed by private organisations may spend part of their time on other tasks such as real estate sales or property management.

In the private sector most valuers are employed by valuation firms, auction houses, real estate agencies and various financial institutions such as banks, insurance companies and building societies. There are also opportunities for self-employment.

Opportunities for transfer and promotion are available between companies or into management of property or real estate. Movement into related areas of employment such as property development and investment management is also possible.

It is a medium-sized occupation with very good employment prospects, although prospects can fluctuate with the level of activity in the industry of your specialisation.

Specialisation > Real Estate Valuer; Property Valuer

Related Jobs > Auctioneer
> Land Economist

Further information Auctioneers and Valuers Association of Australia (Inc) [www.avaa.com.au/]