

Eighty8valuers

Real Estate Valuers

What do we do?

We prepare property valuations, tax depreciation schedules and quantity surveying throughout the Northern Rivers, Southeast Queensland, North Queensland and the Northern Territory.

As a member of the Australian Property Institute (API) and Certified Practising Valuers (CPV) we can assist you to obtain the market value or rental value for a variety property transactions, including residential, commercial, industrial, rural farming and rural life style.

In addition to property valuations, we also provide in-house quantity surveying with all properties personally inspected and reports completed by Matt Benson who draws on 20 plus years of building experience and historical construction data. Matt is an Australian Taxation Office Registered Quantity Surveyor.

eight8valuers are approved Tax Agents with the Australian Tax Office.

We can assist across a wide range of services;

- Tax Depreciation Schedules / Quantity Surveying
- Insurance Assessments
- Pre-sale Purposes / Pre-purchase
- Compensation Assessment due to Acquisition
- Related Party Transfer to a Self-Managed Superannuation Fund
- Related Party Transfer
- Stamp Duty Assessment
- Capital Gains Assessment
- Financial Reporting
- Rental Determination
- Construction Estimation and Feasibility Analysis
- Family Law Valuations
- Expert Witness engagement for both property valuation and building disputes. We can be engaged for both court appearances and amicable settlement

eighty8valuers can assist you with a variety of property transactions, including residential, commercial, industrial, rural farming and rural lifestyle valuations.

Property Market

The property market comprises a large cross section of property. It is important to note that property behaves differently across its many segments. This is also true for different localities due to local factors such as mining. Some areas may perform well, however due to a closing of a factory or poor crop yields, a locality may be experiencing a reduction in prices. This is when engaging a Valuer can be of great assistance as Valuers are trained to investigate local and national economic factors affecting different styles of property.

As often noted in the media, we see blanket headlines of “property bubbles” or “prices surge”. The question is how are the individual segments behaving?

This is an opportunity for eight valuers to assist. We understand that property is diverse. We have the skills and knowledge to dissect the property market into small areas such as residential, commercial, industrial, rural farming and rural lifestyle. People trade different styles of property with different goals in mind. These can be emotional, economic or forced due to a change in circumstances etc.

Capital Gains Assessment

Properties that have been purchased post 1985 can be subject to Capital Gains Tax if they have been income producing.

Capital Gains Tax is assessable on the period in which the property was income producing. If the property was purchased in the open market and sold on the open market after a proper marketing campaign and always maintained as a rental property, the transaction is straight forward and a Valuer is not required. Complications arise if the property was owner occupied for a period which commonly occurs at the beginning of ownership. Often owners live in the house until they feel they need a change, they retain the property to rent after buying a second property, i.e the original property is now an investment property. A market valuation is needed to assess the market value at the time when the property was first rented as capital gains tax is applicable from that point on. If the owner moves out and rents the property, then at a later date moves back in, then a valuation is required at this time too.

The Taxation Office follows property sales and if a property that was used as income producing is sold, a flag is raised and questions asked. By preparing yourself with a valuation and providing it to your Accountant, any tax exposure can be dealt with in the particular financial year and thus averting any unwanted tax liabilities and penalties post the sale of the property.