

Commercial

TONY GORMAN (FAPI) Certified Practising Valuer

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Qualifications

Current position held	Director Valuations - Perth
Professional membership	Fellow of the Australian Property Institute No. 00064979 Certified Practising Valuer
Education & Registration	Bachelor of Business (Property) Curtin University of Technology Western Australia Registered Valuer No. 42002

Associations

- Admitted as Associate of the Australian Property Institute and granted a Licence by the Ministry of Fair Trading to act as a Licensed Valuer in 1995.
- Licence No. 42002 (formerly No.668)
- 2003 – 2014: Divisional Counsellor, Australian Property Institute
- 2005 – 2008: Chairman, Professional Development Committee (Australian Property Institute)
- 2007 – 2011: Deputy API Representative – Land Valuers Licensing Board
- 2007 – 2009: API National Structure Review Committee
- National Professional Board – Australian Property Institute
- 2008 – 2011: Vice President - Australian Property Institute (WA Division)
- 2011: Appointed to Department of Consumer Protection Land Valuers Pool.
- 2011: Appointed Fellow of the Australian Property Institute.
- 2011: Junior National Vice President - Australian Property Institute
- 2012: Senior National Vice President – Australian Property Institute
- 2013 - 2014: National President – Australian Property Institute
- 2022 - Current: National Complaints Committee – Australian Property Institute

Credentials

Valuation specialisation	<ul style="list-style-type: none">• Industrial• Commercial• Retail• Englobo subdivision• Development feasibility	<ul style="list-style-type: none">• Leasehold interests• Compensation• Aviation• Medical• Education & civic
Professional diversity	<ul style="list-style-type: none">• Mortgage security• Market valuation• Vendor advocacy• Retrospective valuation	<ul style="list-style-type: none">• Capital gains• Insurance• Feasibility• Taxation



Background

Over thirty years' experience in the private sector working in the property profession, specialising in the areas of property valuation and consultancy. During this time, I have held the role as Director of a firm employing over 70 staff for over 16 years. This experience has equipped me with extensive knowledge of the property sector and skills in designing, structuring and developing high-performing businesses that have thrived through numerous market cycles and an increasingly complex business environment.

In addition to my work in the Private sector, I have had over fifteen years' experience in the Not-for-Profit sector, holding Board of Director positions.

Most recently, in 2018, accepting a Board position with Volunteer Home Support.

Between 2013 and 2014, I held the role as National President of the Australian Property Institute, which is the peak valuation professional body representing over 7,000 members at the time.

As a Director of the Australian Property Institute, in the period between 2010 and 2014 (prior to and including my tenure as President), my roles included supporting the Profession as a member of the National Professional Board, which was tasked with the review and further development of the Professional Standards relating to technical aspects of the property valuation profession.

I have also held positions on the Australian Property Institute's National Strategic Review Committee, which was tasked with reviewing and providing advice to the National Board on the planned restructure of the organisation so it was able to provide services to a broad member demographic in an environment, which required strong corporate governance.

In 2013 I was appointed Managing Director of Sang Tai Hoo, which is a property development and consultancy firm operating in Timor-Leste.

This enabled me to gain experience in complex issues related to property and Land Tenure in a developing economy.

My role as Managing Director required direct liaison with Government at the highest level, including the Office of the Prime Minister, as well as senior Ministers including the Minister for petroleum.

Work in Timor focused on land tenure issues/laws, and assistance to private developers striving for World's Best Practice, and favourable development and community outcomes in an establishing economy challenged by complex social and economic issues.

Significant assignments

- Gorgon/Barrow Island project. Acted as Determining Valuer (multiple sites) including the Gorgon LNG Gas Plant Site.
- Wheatstone Project. Acted as Determining Valuer with respect to disputed rents and licence fees (multiple sites). Including multi-user access corridors, easements and Common User Coastal Area (CUCA) land, forming part of the Port of Ashburton.
- Woodside Maitland Industrial Estate Green Energy Project (Land access and rents).
- Merredin Solar Farm valuation and rental assessments.
- Buurabalayji Thalanyji Aboriginal Corporation RNTBC (BTAC). Instructed to determine the amount of compensation, which would be payable to the "Thalanjyji People" as a result of Taking Order M285608YA for the subject land (Area 4 Onslow) retrospective as at 27 May 2013.
- Roy Hill Port and Rail area, Port of Port Hedland, disputed land valuations relating to Shire rates.
- Atlas Iron, Port of Port Hedland (Utah Point), disputed valuation relating to Shire rates.
- Sand Fire resources, Rent Determination, Port of Port Hedland.
- Compensation. Multiple sites, Armadale Road and North Lake Road upgrades, instructed by Main Roads W.A.
- Disputed Compensation as a result of "yielding up provisions" relating to leasehold land zoned "Port Installation Reserve", on the northern side of Fremantle Harbour in the area known as Rous Head.
- Department of Planning, Transport and Infrastructure (South Australian Government) instructed to assess the Market Rent and Market Value of two (2) lots (referred to as Allotment 1 and Allotment

25). Valuations required to assist the South Australian Government progress negotiations with the proponent of a Grain Handling and Deep-Sea Port facility.

Instruction also required the assessment of Market Rent and Market Value for the subjacent land plan to be used for various jetties and a wharf supporting ship loading infrastructure.

- Timor Gap and Sang Tai Hoo. Negotiations with the Timor Leste Government relating to the planned Oil and Gas supply base at Suai Timor-Leste.



Work History

Period: December 2012 - Present

Company: Acumentis (WA) Pty Ltd trading as Acumentis (formerly trading as LMW)

Position: Director and senior valuer specialising in commercial valuations within the Perth metropolitan area.

Responsibilities:

- Preparation of Valuation Reports on a wide range of residential, commercial and rural properties.
- Preparation of Valuations for Court, Expert Evidence and Dispute Resolution.
- Preparation of reports for Government Agencies including WAPC and Main Roads.
- Project feasibility studies and advice.
- Management and Training of Staff.
- Marketing, Business Planning and Development.
- Risk Management and Quality Control.
- Tenant Advocacy and Rental Negotiation.
- Rent Determinations as part of the API Presidential Appointment Panel including disputes related to mining, oil/gas and access agreements.
- Client Advocacy, Property Development, Government Relations

Period: 2013 – 2018

Company: Sang Tai Hoo, Unipessoal, LDA (East Timor Development Co)

Position: Managing Director

Responsibilities:

- Client Advocacy
- Property Development,
- Government Relations Timor-Leste
- Advice relating to Land Tenure

Period: 1991 - December 2012

Company: Glendinning & Associates

Position: 1991 – Commenced employment as a trainee property valuer.
2000 - Appointed Director
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