

# Carley Price

Senior Valuer - Government Valuations  
B.App.Sc [Val] [Hons], AAPI, CPV, CPP [Gov], MRICS

**CHARTER.**  
KECK CRAMER



Carley joined Charter Keck Cramer in February 2018 and works as a Senior Valuer within the Government Valuations practice group.

Formerly with Valuer-General Victoria for 10 years, prior to joining Charter, Carley has a sound knowledge of statutory legislation and valuation requirements, specifically for Government purposes.

## PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations:

- » Bachelor of Applied Science (Valuation) (Honours) - RMIT
- » Associate of the Australian Property Institute - API Member No. 63353
- » Certified Practicing Valuer (CPV)
- » Certified Property Practitioner - Government (CPP (Gov))
- » Chartered Member of the Royal Institute of Chartered Surveyors (Chartered Valuation Surveyor) - Member No. 6891897 (MRICS)
- » Giving Expert Evidence Short Course - API

## ACQUISITION AND COMPENSATION

Prior to leaving Valuer-General Victoria, Carley worked in the Acquisition and Compensation division. Her role saw her undertake assessments for compensation purposes under both the *Planning and Environment Act 1987* and the *Land Acquisition and Compensation Act 1986*. After a short time, she moved on to managing the valuation process of large and complex acquisitions.

## VicRoads

In addition to the below projects of which Carley project managed, she also worked on the Princes Highway West Duplication which comprised approximately 10 acquisitions.

- » Thompsons Road Stage 2 Duplication (circa 30 acquisitions);
- » Yan Yean Road Stage 2 Duplication (circa 55 acquisitions);
- » Drysdale Bypass (circa 25 acquisitions); and
- » Outer Suburban Arterial Road System -West (circa 140 acquisitions).

## Department of Transport (formerly DEDJTR)

Below are three projects Carley has been involved with that have acquired land under the *Major Transport Projects Facilitation Act 2009*.

- » Melbourne Metro Rail Project: managed the valuations of 48 residential apartments, retail spaces and owner's corporation in

addition to specialist advice for business relocation purposes;

- » Westgate Tunnel Project- valuations for various impacted properties including an Owners Corporation, Industrial properties and Specialised properties (circa 18 properties); and
- » Kananook Stabilisation Yard - Valuations of impacted properties (acting on behalf of Lessees and Lessors/land owners).

## 'Refusal of Permit' and 'Loss on Sale'

Carley has undertaken numerous valuations for "Loss on Sale" and "Refusal of Permit" purposes in accordance with the *Planning and Environment Act 1987*.

## Easement Acquisitions

Carley has undertaken assessments for various land owners/ developers for acquisitions for easement purposes. The acquiring authorities have included Barwon Water, Melbourne Water and Yarra Valley Water.

## COMMERCIAL RENTAL ADVICE - VICTORIAN STATE GOVERNMENT

Office rental valuations for the Victorian State Government for both privately owned and State Government owned assets, including:

- » Various Melbourne CBD locations including:
  - » 459 Collins Street;
  - » Old Treasury Building; and
  - » World Trade Centre.
- » Various Suburban offices including:
  - » 8-14 Cobden Street, North Melbourne;
  - » 4-10 Jamieson Street, Cheltenham;
  - » 431 Nepean Highway Frankston; and
  - » 9 Ross Smith Avenue, Frankston.
- » State Government Owned Regional Office:
  - » Ballarat;
  - » Colac;
  - » Geelong;
  - » Horsham;
  - » Mildura;
  - » Shepparton; and
  - » Warragul.

### Melbourne

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## MARKET VALUE ASSESSMENTS FOR SALE AND PURCHASE PURPOSES

Market valuations of various types of property including, residential, industrial, commercial and development land that the Victorian State Government sought to sell or buy. These assessments were undertaken throughout Victoria for various government departments including:

- » VicRoads;
- » VicTrack;
- » Department of Health and Human Services (formerly the Department of Human Services and the Department of Health);
- » Department of Justice;
- » Department of Treasury and Finance;
- » Department of Education and Training (formerly Department of Education and Early Childhood Development); and
- » Development Victoria (formerly Places Victoria and VicUrban).

Numerous valuations have also been undertaken for VincentCare for sale and Financial Reporting purposes.

## SUBDIVISIONS AND DEVELOPMENT SITES

Residential Subdivisions valuations including lot pricing, town centre site valuations, super lot valuations and in one line valuations for the below residential subdivisions:

- » Aspect, Officer;
- » Aurora, Epping/Wollert;
- » Riverwalk, Werribee;
- » Jacksons Hill, Sunbury; and
- » Valley Lake, Keilor East.

## School Sites

In addition to the above mentioned development sites, Carley has valued numerous school sites for Developers, the State Government, Religious groups and individual land owners. These sites have included, but not limited to the follows:

- » Merrifield Primary & Secondary School Sites;
- » Cranbourne West Secondary School Site;
- » Pakenham South West Secondary College School Site;
- » Government School Site, Melton South;
- » Catholic Primary School Site, Weir Views; and
- » Government School Site, Botanic Ridge.

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