



API THE AUSTRALIAN
PROPERTY
INSTITUTE

Annual Report

For year ended 31 December 2013

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API's Vision

To be the premier property professionals organisation in Australia.

API's Goals

- To promote the API as Australia's premier property professionals organisation.
- **To encourage all property professionals to join the API.**
- To enhance the professional standards of members.
- To earn and maintain the respect of the community through the professional credibility of membership.
- **To improve the profile and influence of the API.**
- To encourage the provision and maintenance of the highest standards of property education in Australia.
- To ensure the Institute produces the leading property journal in Australasia – *the Australia and New Zealand Property Journal* – to educate, enlighten and challenge the property profession.

API Overview

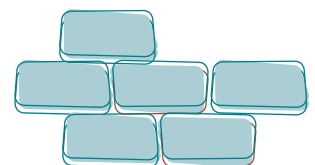
Background and Membership

The Australian Property Institute (API, the Institute) was originally formed in 1926 as the Commonwealth Institute of Valuers. The Institute has undergone numerous name changes over the last century as the array of services offered to its members expanded.

Today, the API represents the interests of more than 7,800 property professionals throughout Australia. API members include: valuers who undertake the full range of property valuations; plant and machinery valuers; property analysts and investment advisors; property fund and asset managers; property and facility managers; property lawyers; property researchers, and academics.

Role

The API's primary role is to set and maintain the highest standards of professional practice, education, ethics and conduct for its members and the broader property profession.



API Governance

API Corporate Governance Statement

The API is committed to implementing and maintaining an effective and comprehensive Corporate Governance Policy and, in turn, practices and procedures. The policy, practices and procedures have been developed in accordance with the Australian Standard 'Good Governance Principles' (AS 8000-2003).

API Structure

Established 5 November 1926, in Adelaide, under the name of the Commonwealth Institute of Valuers, the Australian Property Institute is incorporated under the Associations Incorporation Act 1985 (SA).

The API is a not-for-profit organisation with individuals as members. Councils, Boards, Committees and Staff are responsible to the membership for the financial management of the Institute.

The API operates in a federated environment under a national structure, comprising a single legal entity – API Incorporated (API Inc) – with seven Divisions located across six States and one Territory. API Inc is also the controlling entity for API Ltd, APIV, the API Education Awards Trust and API Research Trust.

The Institute's Board of Directors comprises members of API's National Council. National Council is the supreme policy making body of the Institute, responsible for overseeing the management and operation of the API as a whole. Its board members are directors of the API, and therefore,

National Council is effectively the Institute's board of directors.

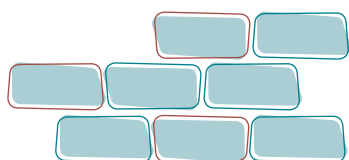
API Limited (API Ltd) is a Company Limited by Guarantee, established in 1995 by API Inc. The Directors of API Ltd are the National Councillors of API Inc.

API Inc has established two trusts as enabled in its Constitution. These trusts are as follows:

- API Education Awards Trust – established in 1994 to provide scholarships for education, training and development in the fields of valuation and land economy.
- API Research Trust – established in 1994 to provide funding through grants to facilitate the undertaking of scientific research in the fields of valuation and land economy.

National Council has (through the Constitution) the authority to delegate functional roles to other Boards or Committees, and does so for the API's National Boards and Committees, in the key areas identified in the Institute's Strategic Plan: communication, education, finance, governance, international, membership and professionalism. National Council is represented on all of the Institute's National Boards and Committees.

Institute Divisions are established to manage the business of the Institute at the State and Territory level. Divisions exercise the powers, duties and discretions set out in the By-Laws, subject to the control and policies of the National Council.



Board and Committee Members' Duties

The specific roles, responsibilities and composition of each of the Institute's Boards are detailed in the Institute's Constitution and By-Laws, which are available through the API website. Additionally, the individual members of National Council and the National Executive are detailed in this Annual Report.

Operating Guidelines for each of the National Boards have been developed, which outline the role of the Board and the responsibilities of its members. These Operating Guidelines are accompanied by a declaration, which each Board member signs, agreeing to abide by the guidelines.

Duties include but are not limited to the following:

- To fulfil their role in good faith with the best interests of the Institute as a whole;
- To act with care and diligence;
- To exercise independence of judgment on all matters;
- Declare any Conflict of Interest (perceived or otherwise);
- To serve the interest of the particular Board of which they are a member; (see first bullet point)
- To be aware and supportive of the Institute's values and strategies;
- To ensure compliance with applicable laws;

- To ensure compliance with the Institute's Constitution, By-Laws, Code of Professional Conduct; and
- To make reasonable inquiries to ensure the Institute is operating efficiently, effectively and legally towards achieving its goals.

Disclosure, Transparency and Accounting

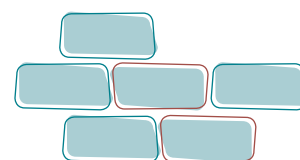
The Institute maintains disclosure and transparency in its financial situation by including accurate Financial Reports in each Annual Report. The Financial Reports are accompanied by an Independent Audit Report, and Director's Report.

The Annual Report also discloses the Institute's key objectives for the year ahead, and any issues that may be of concern or material to the membership.

Performance Review

The API has a formal and systematic process in place to review the performance of senior management and all staff. Performance reviews are conducted annually. The National Executive reviews the National Director's performance, based on both national goals and personal objectives that have been set.

Each Board has a duty to periodically report on its goals, achievements, and activities. The performance of each Board is assessed on the achievement of objectives from its Strategic Plan.



For further information on the Institute's Governance, contact the National Director.

Customers and Stakeholders

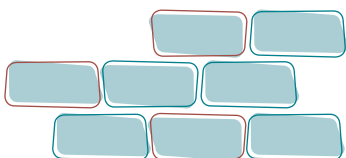
The API's primary stakeholders are its members, who are property professionals. Other stakeholders include kindred organisations, industry, investors and the general community.

Funding Arrangements

The API is a not-for-profit organisation. Revenue is generated from various sources including membership fees, product sales, advertising, educational fees and income from entities.

This Annual Report is in a different format to previous years. The new streamlined design recognises the benefits of online communication, with links to full State Division reports, as well as a desire to reduce printing costs. To view the full Divisional reports using the QR code that appears at the end of each Division's summary, simply download a free QR code reader app to your device and scan the code. For example, scanning the QR code below takes you to the home page of the API national website.

<http://www.api.org.au/>



Your Institute

National Council Highlights 2013 - 2014

It has been a challenging but constructive year in which the API continued to provide members with an expanding raft of services and support on a National and Divisional basis. Important elements of the year's activities were: **continuing to address the strategic direction and associated reviews, managing the concerns of some members and Divisions in relation to the direction of the API**, as well as ongoing improvements to financial oversight.

During February a strategic review meeting was held by National Councillors and Presidential representatives from five Divisions. The forum was facilitated by John Peacock from the Associations Forum. The outcome was an agreed mission and plan statement that covered, in particular, a seven-point 'goals and activities' list.

Those who participated were of the opinion that it was a worthwhile event, providing clarity and purpose around changes that will reposition the API and further cement its reputation within the property industry.

Mr Peacock said it was a productive session in which common ground was sought and found. He said **there was a unanimity that the API's mission was to 'lead and set the highest standards in property for its professional members, and to inform the community'**. One of the seven goals that would achieve this mission was to ensure the API was a best practice association that aligned with the goals of 'One API'.

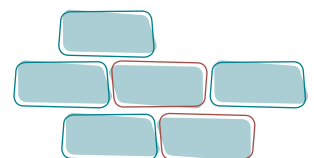
Looking forward, the importance of embracing the concept of 'One API' at

all levels cannot be underestimated. To move beyond our 20th century origins, there must be an acceptance of change, change that is aligned to an agreed plan that produces financial efficiencies and more relevance for members. **Changes to employment options and the growth in diverse property related businesses continue to modify the landscape in which our members work and are employed.** Members have demanded a transition into a flexible organisation that reacts in a timely manner to an evolving professional environment.

Expanding the membership base to include property professionals not engaged in 'valuation' will be a key driver towards increasing membership and broadening the API's professional base. Already accredited tertiary courses are being offered for entry to Certified Property Professional, Certified Asset Manager, Certified Property Manager, and Certified Funds Manager.

When the API began in Adelaide in 1926, there was little option but to start as a state-by-state run entity. However, as the property and general business operating models have changed and membership needs and aspirations have altered, the API's operational platform must change too. Evolving into a more unified, national body will better position the API to cope with future challenges for members within broader property and allied industries.

This will be achieved by engaging all stakeholders, both internal and external, in



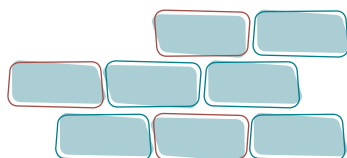
the process of moving towards a 'modern constitution', including updating the corporate structure by creating a company limited by guarantee. This work is ongoing and will be supplemented with a review of the Strategic Plan. Consultation with members, industry and the API workforce is critical to the process. Drafts of the review, Constitution and Strategic Plan and structure and governance continue to be developed and refined. Embracing change will ensure not only the survival of the organisation, but will guarantee its growth as Australia's premier property professional and educational organisation.

Throughout the year under review, your Institute has continued to deliver internationally best practice professional standards and educational products, services and events to its members and allied persons. **National Council has worked hard to ensure the API remained well managed and ensured best practice financial accountability.** Unqualified audited statements for the 2013 financial year supported capable fiscal administration. There was an improvement in the budgeted position in most financial balances. (Refer to the Financial Report page 34).

Summary:

- Clyde Eastaugh LFAPI was appointed interim National Director in November 2013 after the resignation of CEO David Haythorn. A permanent replacement will be appointed after the AGM.

- Ongoing streamlining of National and Divisional finances including continued liaison with the Divisions on banking facilities.
- The opening of new Divisional premises for the Western Australian Division, which hosted the 2013 AGM.
- Expansion of APIV Limited Liability Scheme. As at December 2013 the Scheme had 392 corporate members and 2,861 individual members; a substantial increase over the previous 12 months.
- The full year performance for API Inc and Controlled Entities recorded a net deficit of \$586k in financial year 2013. **This was 25.7% better than the budgeted accrual deficit for 2013** and, after removing non-cash expenses of \$199k, is \$120k better than the budgeted cash deficit of \$319k for 2013.
- Continued increase in discretionary income mainly from National educational initiatives and APIV.
- Further development of the Young Property Professionals (YPP) website and integration into the activities of the organisation to ensure this important class of the Institute is developed and promoted.
- Ongoing investment in IT and communications tools that now



provide the organisation with modern and stable technological platforms.

- Continued publication of the highly respected *Australia and New Zealand Property Journal* and solid growth in

online publishing (including *Property Industry News* (PIN)) and advertising.

- Recognition of the services performed by two National Councillors who resigned during their term – Milton Cations and Robert Dupont.

National Councillors for the reporting term were:

President

Tony Gorman FAPI

Senior Vice President

Robert Hecek FAPI

Junior Vice President

Milton Cations FAPI

Immediate Past President

Philip Western FAPI

Councillor QLD

Cameron Harris FAPI

Councillor SA

Mark Kay FAPI

Councillor TAS

Andrew Cubbins FAPI

Councillor ACT

Robert Smyth AAPI

Councillor NSW

Robert (Bob) Dupont FAPI

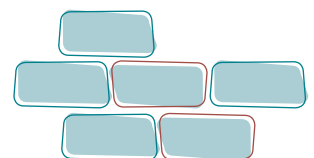
Independent

Chris Shaw

YPP Representative

Nicholas Van Beek AAPI

The API relies extensively on quality staff and generous volunteers. National Council takes this opportunity to applaud and thank them for their services to the organisation. It also extends its appreciation to two outgoing Presidents – Philip Western and Tony Gorman – for their untiring commitment and continued passion for the API.



Australian Property Institute Valuers Limited (APIV)

The Australian Property Institute Valuers Limited (**APIV**) is a company established by the API as a special purpose company, the membership of which is restricted to members of API who undertake valuations of real property and the purpose for which it is established is to procure registration of the Company for the benefit of its members under the Limited Liability Scheme operated by the Professional Standards Council and pursuant to professional standards legislation in various jurisdictions across Australia.

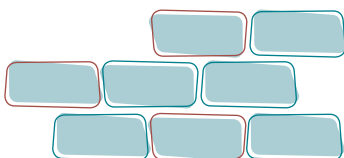
PI Insurance

There are a number of insurers participating in the current market. Whilst insurance premiums may still be higher, the APIV has in fact seen some stabilisation and reduction in the market. Members are reminded that each insurance policy may differ in coverage including policy endorsements and in premium costs. It is fundamental that the insurance broker provides the member/s with a full policy review and analysis to ensure that members are fully covered in the time of need.

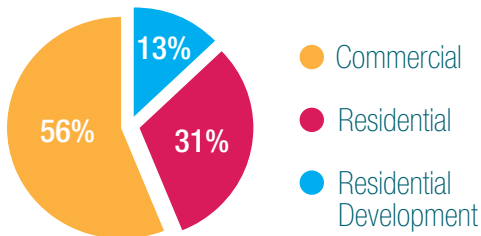
Claims

The APIV was aware of 31 notifications/claims during 2013, which was down from 38 in this previous year. During 2013, claims from the commercial sector, including residential development, outweighed residential claims.

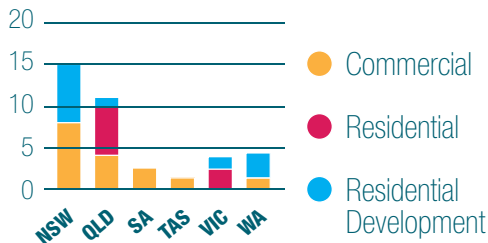
As claims in the valuations industry tend to follow economic cycles and generally a few years after the fact, commercial claims received last year have tended to reflect the Global Financial Crisis (GFC) and the inability of some businesses to trade out of financial trouble caused by the GFC and subsequent property downturn. Some of the claims during 2013 include the financial collapse of commercial developments either during or subsequent to the GFC period.



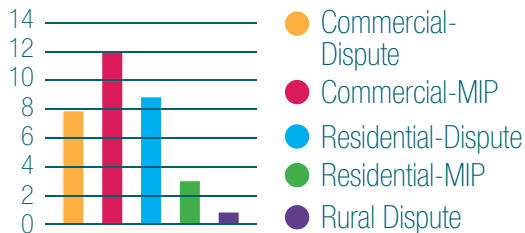
Percentage of Claims per Sector



No. of Claims by Sector by State



Property/Claim Type (number)



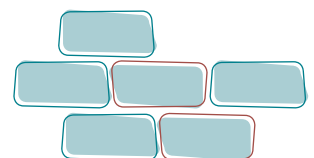
Of the specified claims amounts, amounts varied from \$96,000 to \$65,000,000. The median claim amount was \$1.9M, with six claims under \$1M and four claims over \$20M. Whilst claim/notification amounts trended higher than 2012, this is reflective of the sector from which most of the claims were derived (commercial). Generally, in commercial claims the quantum/severity is higher, however the frequency is quite low.

Complaint and Discipline Data

The API/APIV received 84 complaints, queries and expressions of dissatisfaction last year; this is more than double the amount received in 2012. The majority of complaints were satisfactorily resolved within 30-40 days of receipt by simply bringing the parties together.

Numbers of complainants were referred to the Financial Ombudsman Service because they had queries or concerns about their financial institutions' lending practices.

To read more APIV visit <http://bit.ly/1oKSDu6> or scan QR Code



Divisions

Australian Capital Territory (ACT) Division

Paul Powderly received strong support for an additional term as President of the ACT Division. Thanks to a committed Divisional Council with strong leadership, the API has a high profile in the ACT property sector in both private and government arenas.

Highlights:

- Divisional Council produced a healthy financial surplus thanks to innovative CPD events.
- CPD Committee highlights included:
 - Industry Forum incorporated with the AGM and lunch;
 - State of the Market breakfast at Old Parliament House, a joint event with the Real Estate Institute (ACT).
- Excellence in Property Award winners:
 - Meyer Vandenberg Property Development Award – Capital Airport Group (Canberra Airport's new terminal);
 - Village Building Co. Property Award – Graeme Swinton, St George Bank;
 - ACT Building & Construction Industry Authority Young Achiever of the Year – Louise Morris, Morris Property Group.

**Paul Powderly FAPI
ACT President**

To read the full ACT Division report visit
<http://bit.ly/1pMvER3>
or scan the QR code.



New South Wales Division

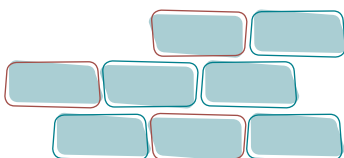
New South Wales (NSW) had a successful 2013, which included: 39 CPD events; 503 membership applications, advancements and transfers; and 104 professional interviews.

Highlights:

- Large numbers attended the 49th Kiparra Day. Other successes included: Country Conference; Public Sector Property Conference; and Inaugural API/Property Institute of New Zealand (PINZ) Plant and Machinery Valuation Conference.
- Numerous Government submissions including: just terms compensation; NSW valuation system; retail leases; strata reforms and planning.
- Four Young Property Professionals' (YPP) events were held and attracted outstanding feedback.
- The Excellence in Property Awards attracted a diverse range of high-quality entries.
- Awards for academic achievement were presented to students from: the University of Western Sydney; University of Technology, Sydney; University of NSW, and Sydney Institute.
- Kit Wong, Vanessa Rader and Ken Rayner were recognised for their contributions and awarded Meritorious Service Awards.
- Appreciation was extended to Divisional Councillors and more than 400 volunteers who contributed to the NSW Division in 2013.

**Tyrone Hodge AAPI
NSW President**

To read the full NSW Division report visit
<http://bit.ly/1mWwHLX>
or scan the QR code.



Queensland Division

Despite an ongoing difficult economic environment, 2013 was a success for Queensland, with strong numbers at all CPD events and robust membership levels.

Highlights:

- John Trickett elevated to Life Fellow.
- Queensland has the most regionally spread API membership and ensured its CPD program and other services were accessible to all. 'Regional Road Show' events commenced, including half-day seminars in Cairns, Mackay, Rockhampton and Bundaberg.
- CPD events attracted large numbers – more than 1,100 at the Economic Indicators Luncheon and over 700 at the Queensland Property Conference (QPC).
- Volkswagen added as a sponsor of the QPC, offering discounted purchase prices to all API members.
- Continued work with Urban Development Institute of Australia (UDIA) and others representing developers/builders/finance industries to explain the valuation process (particularly residential) and the role of valuers.
- Divisional Council continued to support the Queensland Young Property Professionals (YPP) Committee, both administratively and financially.

Tim Rabbitt AAPI
Queensland President

To read the full Queensland Division report visit <http://bit.ly/1jfORoT> or scan the QR code.

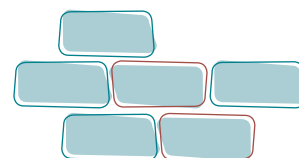


South Australian Division and Northern Territory Group

In 2013 the South Australian (SA) Division enhanced its strategic approach and set clear, achievable goals including delivery of an engaging Continuing Professional Development (CPD) program. It was a busy year for membership, with 155 applications, advancements and transfers, including 46 professional interviews.

Highlights:

- CPD program included site visits to major construction projects such as the South Australian Health and Medical Research Institute (SAHMRI) and Mayfair Hotel.
- The pilot legal briefings session was oversubscribed by attendees and will continue in the 2014 CPD event calendar.
- The Property Conference at the Adelaide Zoo function centre received excellent feedback.
- Theo Maras's contributions to the SA property and development markets were recognised and he was awarded our first Property Leader.
- Young Property Professionals (YPP) held four successful and diverse events, including an industry night and barefoot bowling.
- Ongoing consultation with Land Services Group to ensure products are relevant, accessible and affordable to members.
- Continued to foster a strong relationship with the University of South Australia, providing support through the mentor program and student seminars.



Northern Territory Group

Highlights:

- The Northern Territory valuation profession is working beyond capacity and has been doing so for more than a year. Firms are having difficulty attracting and retaining staff in an environment that can be challenging due to climate, geographical remoteness and the cost of living.
- In May 2013, an official delegation of eight Northern Territory valuers visited the Philippines to meet with professional bodies representing valuers, as well as Charles Darwin University representatives, architects and town planners to tour tropical offices, housing and tourist venues. The future of Australia, particularly northern Australia, is intertwined with Asia and as the standard of living increases in Asian countries, the opportunities for interaction on a commercial basis will increase.

Tracy Gornall FAPI
SA President

To read the full SA Division report visit
<http://bit.ly/1hcotZ5>
or scan the QR code.



Tasmanian Division

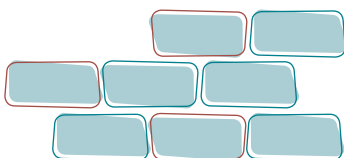
Despite soft property and economic conditions, membership numbers in Tasmania remained relatively stable – down by just one from 2012. The number of new, young members is encouraging for the future.

Highlights:

- Clyde Eastaugh awarded prestigious SF Whittington Memorial Gold Medal. Mr Eastaugh appointed interim API National Director, replacing CEO David Haythorn.
- David Johnston elevated to Fellow of the Institute.
- Attained Associate Membership CPV – Quentin Rataj, Ian O'Shea, Meghan Lovell, Andrew Joyce, Joseph Tran, Joshua Perry.
- Attained Provisional Membership RPV – Tamara Neilsen, Leigh Ford
- Attained Certified Practising Professional (Government) – Kim Shields.
- Tasmanian members were still unable to benefit from the established Capped Liability Scheme. Section 27 (C) of The Professional Standards Act (Tas) 2005 requires amending; however, despite no schemes being registered and operational in Tasmania since the legislation was enacted, and lobbying by various professional bodies including the API, to date the Government has not been prepared to amend the legislation.

Richard Steedman AAPI
Tasmanian President

To read the full Tasmanian Division report visit
<http://bit.ly/1rDxM9d>
or scan the QR code.



Victorian Division

The Victorian Division continued to support its growing membership with a new Divisional structure, as an outcome of a structural and governance review, financial sustainability and a dedicated team of volunteers and staff.

Highlights:

- Embarked on a Governance and Structural Review project, in October 2012. Key areas of focus sought from our membership centred on professional competence, advocacy, communications and governance. Engagement with members via facilitated productive discussions in conjunction with consultation with all stakeholders including government, allied professional bodies and members was pivotal in achieving the required outcomes for members.
- Divisional Council invested in specialised expertise engaged primarily to deliver on strategy, with advisors working through re-alignment of staff roles within the new structure.
- Growth in enquiries related to non-valuation certifications. Resources will be focused on marketing to these potential members in 2014.
- Delivery of a refined networking program including showcase events, CPD programs and networking opportunities.

Justine Jacono FAPI
Victorian President

To read the full Victorian Division report visit <http://bit.ly/1iFVvoL> or scan the QR code.



Western Australian Division

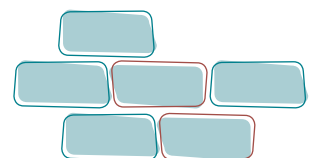
Key milestones in Western Australia (WA) included the centralisation of WA Divisional offices, launch of API PriceFinder, outstanding CPD events and continued advocacy for members.

Highlights:

- Office relocation boosted information sharing with co-tenants – Real Estate Institute of WA (REIWA), Planning Institute of Australia and Strata Communities of Australia, plus increased accessibility to members and event attendees.
- Delivery of enriching CPD events including 2013 Regional Conference (Bali) and State Conference (Perth), which attracted the most delegates ever.
- Division remained financially sound, despite delivery of first budget deficit since 2004. Expenditure included Divisional office relocation, increased marketing/media exposure and delivery of API PriceFinder.
- Divisional Council appointments to Government and industry bodies included: Property Industry Advisory Council; Property Education Foundation; Valuers Board; and Landgate Customer Service Council.

API - WA Division

To read the full WA Division report visit <http://bit.ly/QXXuKo> or scan the QR code.



Education

National Education Board

The National Education Board (NEB) develops, implements and maintains academic entry requirements for API members. The NEB is responsible for the development of suitable membership pathways and training that accompanies Institute membership.

Accreditation / Endorsement

The NEB accredits and endorses courses offered by partner universities around Australia. In order to maintain the high level of educational standards expected of property professionals, the API has developed minimum standards, which our partner universities exceed. In 2013, the following universities achieved accreditation: Bond University, Queensland University of Technology, Central Queensland University, University of Technology Sydney and the University of New South Wales.

Online Education

The API has several online education programs for Institute members. The online programs were developed specifically with the needs of API members in mind.

Through the online platform, the API can reach members any time in any location - a remote location is no longer a barrier to further training and professional development.

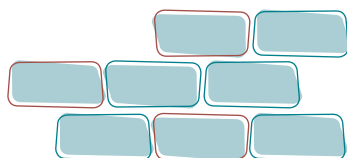
The Future Property Professionals (FPP) program is the API's flagship online program, designed to meet the needs of university graduates moving into the valuation profession. In 2013 the FPP program went from strength to strength, with increasing numbers and positive feedback.

The Risk Management Module (RMM) is in its second successful year online. There are several RMM versions available - volume residential, commercial, government or plant and machinery valuation.

The Residential Valuation Standing Instructions module was launched in October 2013 for all members undertaking mortgage valuations as part of a bank panel.

The module, which received outstanding feedback from participants, was completed by more than 2,500 members between October and December 2013.

National Education Board: Mike Hefferan (Chair), Chris Eves, Vince Mangioni, Richard Feenaghty, Marcia Bowden, Richard Reed, Tim Grant, Clyde Eastaugh, Brooke Parish, Mario Palandri, Greg Costello and Andrew Cubbins as National Council Representative.



The National Finance Board (NFB) has the responsibility to ensure that all assets, liabilities, income and expenditure of the Institute are properly managed and accounted for, and that the financial impacts of all strategic plans and changes are properly assessed and budgeted. In addition, the NFB is entrusted with the financial management of the Institute's Research Trust Fund and the Education Awards Trust Fund.

The Australian Property Institute (API) financial statements for the year ended 31 December 2012 have been finalised and all entities have been audited by RSM Bird Cameron. The audited statements for the 2013 financial year are included in this Annual Report under '2013 Finance Summary'.

The NFB met on five occasions in February, May, August, September and November 2013. The following table indicates attendances at the meetings:

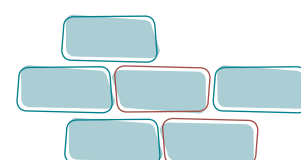
| Member | Number of Eligible Meetings | Number Attended |
|-----------|-----------------------------|-----------------|
| M Cations | 5 | 5 |
| T Gorman | 5 | 5 |
| P Western | 3 | 3 |
| R Smyth | 5 | 5 |
| P Worsnop | 5 | 5 |

Key matters that the NFB managed and monitored during 2013 include the following:

- Development of the 2013 budget and preparation of the 2014 budget,

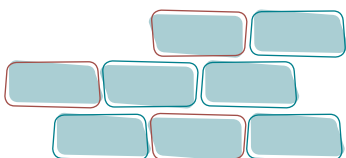
including: working with the Divisions on Divisional budgets; cost saving initiatives; meeting benchmark performance KPIs; the Per Capita Levy and cost apportionments between the Divisions for common facilities, such as IT costs;

- **Continual monitoring of the financial performance of all entities through regular finance reporting coordinated through the National Finance division of API.** This included developing cash flow forecasting in concert with the Divisions;
- Identifying options for changing future reporting structures to the membership that are aligned to the planned constitutional developments;
- Consideration of options for the apportionment of bank interest received;
- Monitoring the impact to API of variations in membership numbers and the growth in the Australian Property Institute Valuers (APIV) Limited;
- Monitoring and managing the various bank accounts throughout the Divisions with the overall aim of centralising bank accounts in accordance with National Council motions;
- Consideration of project business plans submitted to NFB prior to consideration by National Council;



- **Identifying processes and options to streamline audit and other financial management processes at National and Divisional level as part of the Structure and Governance Review;**
- Consideration of external independent resources to assist with reviewing internal controls, risks and accounting processes;
- Managing the 2012 audit for all entities and reporting of financial results in preparation for the 2012 Annual Report and Annual General Meeting; and
- Preparations for the audit for the year ending 31 December 2013, which was implemented in 2014.

National Finance Board: Milton Cations (Chair), Tony Gorman, Philip Western, Robert Smyth, Peter Worsnop. The API Chief Financial Officer is Andrew Tregenza.



Professional & Technical Standards

Australian Property Standards Board

Australian Valuation Standards Board

The Australian Valuation Standards Board (AVSB) was established with effect from 1 January 2012 to develop and provide technical and professional policy advice on matters relating to valuation property disciplines represented within the Institute's membership, and any other business of the Institute falling within the scope of the Board's professional expertise as directed by National Council.

Both Boards met on a quarterly basis, chaired by a representative from National Council, with administrative support from National Professional Standards Manager, Tony McNamara.

Practice Standards and Guidance Notes

The primary focus of both Boards in 2013 was the continued review of the Professional Practice Manual, in particular as it relates to the various Guidance Notes / Technical Information Papers.

Submissions were made in 2013 in response to several IVSC publications including:

- **Discussion Paper** – International Professional Standards for Professional Valuers
- **Discussion Paper** – Investment Property
- **Exposure Draft** – The Valuation of Forests

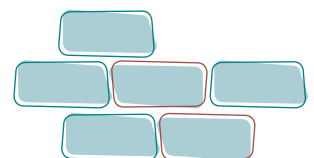
- **Exposure Draft** – Valuation Uncertainty
- **Exposure Draft** – Amendments to IVS 2011

Submissions were also made to regulators in response to various issues of concern.

The Boards, together with the Future Valuations Taskforce headed by Robert Hecek, continued to provide guidance to members through the national *Property Industry News* and member alerts.

APSB members: Nick McDonald-Crowley (Chairman) until national AGM in May 2013, Mark Kay (Chairman) from national AGM in May 2013, Ian Dalgarno, Paul Mautz (PINZ), Robyn Grosvenor, Robert Tew, John Webster SC, Georgia Warren-Myers, Enzo Evangelista and Joe Stansfield (YPP representative).

AVSB members: Cameron Harris (Chairman), Roy Farthing, Chris Stanley (PINZ), Sue Lightfoot (AASB), Greg Cummins, Jason Oster, Sue Morley, Greg Preston, Bob Dupont, Matthew Page, Neil Bray, David Leggatt (specialist advice), Richard Stewart (Business Valuers Special Interest Group) and Jessica Kilsby (YPP representative).



Young Property Professionals

(YPP)

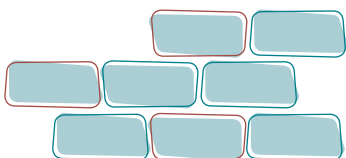
The work undertaken by the YPP in 2013 successfully laid strong foundations upon which the YPP will build to provide a greater number and range of professionally enriching events in 2014.

Highlights:

- Inaugural YPP representation on API national committees including: National Council, National Education Board, Property Standards Committee and Valuation Standards Committee.
- **Improved national collaboration through knowledge and experience-sharing.**
- YPP hosted a wide range of events including: mentoring schemes; career day/evenings; balls; social sporting events; high profile guest speakers, and even coffee appreciation classes.
- Increased support from sponsors.
- Increased support from National Council, API staff and most importantly YPP members, with many events selling out.

**Nicholas van Beek AAPI CPV
YPP Observer to National Council &
NSW Divisional Councillor**

To read more YPP visit
<http://www.ypp.api.org.au/>
or scan QR Code



Information Technology & Communications

(IT&C)

Enhanced reliability and performance of information technology (IT) solutions and continued success with communications products and services featured strongly in 2013.

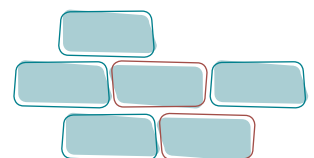
Highlights:

- Further investment in the security and reliability of the Institute's technology, with a cloud-hosted email solution for all API website traffic.
- **Continued cost savings through optimisation of cloud services, including 'Moodle', which is part of the Institute's cloud-hosted suite.**
- Enhancements to the 'Find a Property Professional' website.
- Creation of member benefits website – www.benefits.api.org.au – which showcases exclusive deals and discounts for API members.
- **Continued growth of API National social media** followers on LinkedIn, Facebook and Twitter, with an increasing number of members choosing to engage with the Institute via online connections.
- Online monthly publication *Property Industry News (PIN)* continued to provide members with the latest property bulletins as well as API developments and industry updates.
- The *Australia and New Zealand Property Journal* remained a respected and well received publication. The Editorial Committee

is responsible for producing the most highly regarded professional property publication in Australia and New Zealand, and received interest from other property organisations throughout the Pacific region.

API Editorial Committee:

Michelle Glastris, Ian Flynn, Chris Eves, Sean Ventris, Tracy Kriesel, Joel Leslie, Kelli Wells.



International Committee

The International Committee (IC) is responsible for the Institute's international affairs in accordance with the terms of reference contained in the Institute's By-laws.

2013/14 Highlights:

- The International Valuation Standards Council (IVSC) continued to expand its influence with regulators and global Valuation Professional Organisations (VPO).
- Global adoption and compliance with IVSC standards is growing. It is anticipated that VPOs will be encouraged to sign a Memorandum of Understanding for compliance with the standards.
- John Martin LFAPV Chairs the VPO group for IVSC, at the cost of IVSC, and has attended forums in Washington, Chicago and the AGM

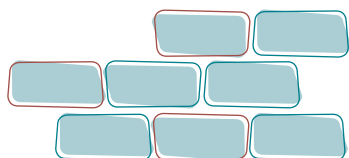
in Tokyo, at which more than 30 organisations attended.

- IVSC has released multiple standards and guidance papers. It is also engaging with regulators on the global and local impacts to the profession of valuation management companies.
- The Institute continued the establishment of relationships with kindred organisations across South East Asia through the ASEAN Valuers Association (AVA). Chair David

Moore attended the AVA Congress in Singapore in June 2013, reporting on the Australian market. The ongoing establishment of formal relationships with kindred organisations in South East Asia is considered an important API initiative.

- Committee member Greg McNamara represented API and presented a paper as the guest of the China Appraisal Society (CAS) at the International Valuation Forum in Beijing in October 2013. The Forum celebrated the 20th Anniversary of the formation of CAS and the theme was 'Valuation Growth and Outlook'.
- The biennial joint API and Property Institute of New Zealand Conference – themed 'Transforming Property' – was held in Queenstown, July 2013.

International Committee: David Moore (Chair), John Martin, James Pledge, Greg McNamara, Philip Western.



API Membership

as at 31 December 2013

ACT Member Status

| | |
|-------------------------|------------|
| Life Fellows | 2 |
| Fellows | 25 |
| Associates | 107 |
| Provisional members | 15 |
| Affiliates | |
| Non-practising | 7 |
| Students | 17 |
| Total Membership | 173 |

NSW Member Status

| | |
|-------------------------|--------------|
| Life Fellows | 15 |
| Fellows | 429 |
| Associates | 1,731 |
| Provisional members | 254 |
| Affiliates | |
| Retired | 50 |
| Non-practising | 50 |
| Students | 343 |
| Honorary | 3 |
| Total Membership | 2,875 |

QLD Member Status

| | |
|-------------------------|--------------|
| Life Fellows | 7 |
| Fellows | 118 |
| Associates | 1,096 |
| Provisional members | 95 |
| Affiliates | |
| Non-practising | 59 |
| Retired | 26 |
| Students | 140 |
| Honorary | 3 |
| Total Membership | 1,544 |

SA Member Status

| | |
|-------------------------|------------|
| Life Fellows | 6 |
| Fellows | 61 |
| Associates | 301 |
| Provisional members | 114 |
| Affiliates | |
| Honorary Fellows | 2 |
| Non-practising | 29 |
| Retired | 22 |
| Students | 48 |
| Total Membership | 583 |

Tasmania Member Status

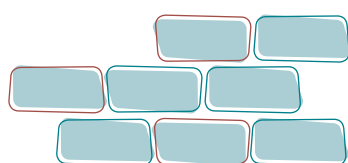
| | |
|-------------------------|------------|
| Life Fellows | 4 |
| Fellows | 14 |
| Associates | 80 |
| Provisional members | 8 |
| Affiliates | |
| Non-practising | 2 |
| Retired | 5 |
| Students | 12 |
| Total Membership | 125 |

VIC Member Status

| | |
|--------------------------|--------------|
| Life Fellows | 8 |
| Fellows | 197 |
| Associates | 1,095 |
| Provisional members | 173 |
| Affiliates | |
| Non-practising | 55 |
| Retired | 53 |
| Students | 272 |
| Honorary | 4 |
| Total Memberships | 1,857 |

WA Member Status

| | |
|-------------------------|------------|
| Life Fellows | 6 |
| Fellows | 60 |
| Associates | 536 |
| Provisional members | 71 |
| Affiliates | |
| Students | 14 |
| Non-practising | 20 |
| Retired | 15 |
| Total Membership | 722 |



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Deakin ACT 2600

Postal PO Box 26
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Web www.act.api.org.au

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Web www.nsw.api.org.au

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Email wa@api.org.au

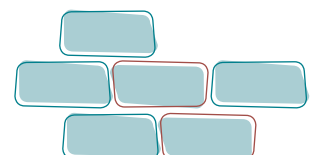
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*This Annual report was designed
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