

Valuation tool aimed at SMSF investors

Ben Hurlay

Property research house SQM Research has released a property valuation tool for financial planners and self-managed super fund investors.

The offering comes amid fears the federal government will introduce mandatory yearly valuations to self-managed superannuation funds, leading to soaring compliance costs.

Automatic valuations have been around for years but new companies are offering them

directly to consumers, breaking the hold that real estate agents and valuers had over property information.

SQM's product is a joint venture with Tom White's Property Data Solutions. It asks the individual to enter subjective details like whether a property has been renovated and to rate the property as better or worse than comparable sales. It then produces an estimated property value using comparative sales data.

SQM managing director Louis Christopher said the program was less accurate on new apartments

and prestige houses where it could be hard to find comparable sales.

"At the middle to lower end it's pretty accurate," Mr Christopher said. "I reckon it's within plus or minus 5 per cent."

Fairfax-owned Australian Property Monitors and RP Data have long offered automatic valuations to banks, but RP Data has recently started offering them to consumers via Facebook.

Recently listed data company onthehouse.com.au will soon offer them to consumers, but call it a "guestimate".

LaSalle value

Gretchen Friemann

Commercial real estate racing ahead of economic fundamentals, fired by a wave of concern from lenders in the sector, one of the world's property fund managers says.

LaSalle Investment Management, which manages more than \$1 billion worth of real estate, says that the wall of money financing the industry stems from "rebounding" in the wake of credit, capital markets and several strong years of growth in the future.

But the report said in ignoring distinctions between growth and high-growth

While LaSalle backs predicting market falls, "lack of caution" across the property market contrasted the volatility in other

The fund's concern about the spectre of another speculative and follows a report from another heavyweight investment fund, the Swiss-based Group, which warned estate yields were being paced with inflation in some countries.



The firm said investments into the US, Britain, and France were approached as recorded at the peak of 2007.

LaSalle global strategist Gordon said: "The real estate market is a concern. It is how quickly capital has returned to real estate. The re-emergence of competitive credit quickly after the burst credit bubble, is also a concern."

However, he stressed economic recovery remains despite several unexpected

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