

“Get the right perspective”

About 3D Property Consulting

3D Property Consulting provides independent property consulting services throughout regional Queensland, including valuation, buyers advocacy, property research and distressed property advisory.

With a depth of knowledge and experience, 3D Property Consulting aims to add value through offering unique insights, strategic advice and specialist services, enhancing your knowledge, maximising your wealth, mitigating risk and solving complex issues. 3D Property Consulting is your trusted property advisor.

People

3D Property Consulting director, Dean Dederer is an experienced property professional with well rounded skills and experience across valuation, advisory, property research, sales and acquisitions.

Qualifications include Master of Business (Property), Graduate Diploma in Property, Bachelor of Business (Applied Economics and Resources Management) in addition to an Associate Diploma in Rural Techniques and a Diploma of Export Management. Dean is a registered property valuer (QLD Registration No. 3519), an Associate Member of the Australian Property Institute with Certified Practicing Valuer certification (No. 71041) and a licensed real estate agent (QLD Licence No. 4410092). Dean has completed the Australian Property Institute’s ‘Rental Valuation and Determinations Advanced Course’; ‘Asset Valuation for Financial Reporting Professional Certificate’ and ‘Giving Expert Evidence Short Course’ and undertakes continuous professional development.

Dean has held several top-level management positions with national property groups including Heron Todd White and PRDnationwide Consulting. During his time in these positions he received many awards, being named the Commercial Valuer of the Year and Number 2 Salesperson in Australia.

Dean has provided strategic consultancy services to many financiers, receivers, government organisations, publicly listed companies, private developers and property owners and has experience across a wide range of property valuation and reporting assignments.

Services

Based in the Regional Queensland city of Toowoomba, the service area is focused on the Darling Downs and Southern Queensland, however encompasses all of regional Queensland. Specialising in commercial property (office, industrial & retail), residential land projects, commercial and residential development sites.

Specific services include:

3D Valuations

- Pre purchase and pre sale
- Financial reporting, stamp duty, capital gains tax and self managed superannuation fund reporting
- Rental assessments and determinations
- Legal purposes
- Expert witness
- Compensation, compulsory acquisition & Infrastructure offset
- Statutory land value objections
- Insurance valuations
- Tax depreciation schedules
- Portfolio review and strategy
- Project feasibility assessment
- Disposal and acquisition advisory

3D Buyers Agents

- Identification & analysis of investment grade commercial property
- Sourcing residential & commercial development sites
- Locating & securing owner occupier business premises
- Due diligence assessment
- Negotiating with owners & selling agents & completing transactions

3D Distressed Property Advisory

- Specialising in management of regional and remote distressed property assets
- Working with receivers, financiers and property owners
- Status reporting (identifying issues & proposed solutions)
- Asset realisation & disposal strategy
- Conducting valuations or appointing third party valuers
- Appointing and managing sales agents
- Marketing and sale of MIP property in accordance with statutory obligations

3D Property Research

- Market analysis including economic indicators & trends
- Project benchmarking analysis
- Supply and demand analysis
- Product & pricing mix analysis & recommendations
- Target market & demographic analysis
- Competitor analysis
- Primary qualitative research including focus groups
- Market presentations
- Suburb profiles and regional property market reports

Services can be tailored to meet your specific needs.

