

# Childcare Centre Valuations

Our specialist team of childcare valuers provide national coverage to a range of private and institutional clients. They are committed to providing cost effective, commercially based, technically sound, and fully researched valuation and consultancy advice. CBRE is the world's largest commercial real estate services and investment firm with over 80,000 employees (excluding affiliates offices).



## Introduction

As part of a nationwide CBRE business line, clients have access to the CBRE network, an invaluable tool for in depth knowledge of market transactions and research. This depth of experience and focus on consistent and seamless inter office co-operation, underpinned by our extensive research capacity and national database, allows us to service and meet our client's needs.

The childcare sector is a challenging and dynamic area of valuation with the property value determined by the sustainability of the business it serves. As such, a greater depth of understanding of the business is increasingly required by clients and lenders, which our valuers are well placed to provide.

CBRE understands the complexities of the market, investment motives and metrics and maintain a proactive database of market benchmarks nationwide. Being heavily involved with the sector, we are also privy to many of the transactions that occur including Going Concern sales.

With ongoing government support in the early childhood education sector it continues to develop as part of the New Zealand education framework, and we anticipate continued growth as it develops into a platform for both active and passive investment.

CBRE is committed to remaining at the forefront of that development and will continue to lead the market in the provision of valuation advice.

### Scope of Services

- Valuations of land and buildings investments, as well as freehold and leasehold going concern interests
- Development consultancy
- Rental valuations
- Insurance valuations
- Alternate use valuations
- Pre-purchase due diligence
- Disposal advice



**PETER HAMILTON**  
Director

T +64 9 359 5419

M +64 21 920 877

[peter.hamilton@cbre.co.nz](mailto:peter.hamilton@cbre.co.nz)

Peter brings a wealth of experience to this sector as he specialises in a wide range of going concern asset classes which includes hotels, childcare centres, student accommodation plus many more.

Peter has operated in the hotel and going concern asset market for over 12 years in CBRE's Auckland, Sydney and London base teams and has been responsible for the valuation of single assets as well as considerable portfolios. Peter has been heavily involved in childcare valuations and market research throughout New Zealand including during the time when the sector was gaining considerable institutional attention in 2007-2010.



## Why use CBRE valuers?

- We are fully qualified to the highest general professional industry qualifications obtainable
- We specialise! The valuer you use will have responsibility for certain locations and property types
- Our advice is accepted, and commonly demanded, by all the major trading banks in New Zealand
- Our reports are completed to a high standard

**CBRE**