

Position Description

Role title	Property Feasibility and Valuation Analyst	Last reviewed	January 2026
Division	Commercial and Business Services	Team	
Reports to	Manager Commercial Finance	Classification	ASO7
Direct reports	Nil		

Role Purpose

The Property Feasibility and Valuation Analyst will play a crucial role in providing expert advice on the property market, asset valuations, and commercial strategies, leveraging expertise in financial modelling and commercial management, to ensure the financial success of projects.

Key Accountabilities

- Undertake financial modelling and analysis, including evaluating various options for respective properties, to inform decision-making in relation to refurbishment, demolition, leasing, and selling.
- Collect and collate input from project managers and other stakeholders to determine required project budgets.
- Assess project information against relevant benchmarks and perform comparative studies.
- Obtain independent valuations as required to enable ongoing decision making and for statutory reporting purposes in relation to Renewal SA owned assets.
- Develop business cases, based on feasibility studies and in consultation with stakeholders, for new and existing projects and support the preparation of Executive/Board Papers and Cabinet Submissions.
- Supports the collection, management and use of property market and economic data across Renewal SA.
- Provide an independent view, test alternative options, and partner with executive and project teams to gather information and bridge the gap between finance and operational teams to ensure knowledge sharing and effective collaboration.
- Other duties as required.

Key Relationships

Internal	
Who	Why
Executive	Provide expert advice and support to respond to and deliver against strategic and business plans, agreed projects and new initiatives
Manager	Receive guidance and instruction, seek clarification and advice, and report on progress against work plans.
Work Team	Participate in meetings, share information, and provide input on issues.

	Support team members and work collaboratively to contribute to achieving team outcomes.
Internal Stakeholders	Respond to queries, provide technical support, and work collaboratively to resolve issues.
External	
Who	Why
Other Government Agencies	Establish networks and collaborative relationships across Federal and SA Government to share ideas and learnings and develop common responses to emerging issues.
External Stakeholders	Engage with relevant stakeholders to facilitate communication, provide expert advice, gather, and exchange relevant information.
Vendors/Suppliers/Consultants	Manage contracts for quality, on-time service delivery, compliance, and performance targets.

Key Challenges

- Prioritising tasks and ensuring all projects are progressing smoothly given multiple projects are running simultaneously and workflow can be unpredictable.
- Identifying which projects should be prioritised during busy times and dealing with the pressure of meeting multiple tight deadlines.

Qualifications and Technical Requirements

- Relevant qualifications in finance, accounting, property or business related discipline (or demonstrated equivalent capabilities and experience) are essential.
- Property development or property valuation experience is desirable
- Advanced excel skills with experience in project feasibility modelling

Special Conditions

- Out of hours work may be required.
- Inter/intrastate travel may be required.
- The incumbent must meet the WHS responsibilities and accountabilities as set out in the Renewal SA WHS Policy commensurate with their role. This includes ensuring that any work undertaken by or on the behalf of Renewal SA, is undertaken in accordance with the WHS Act 2012, Regulations, Codes of Practice, and internal Specifications.
- The incumbent is responsible and accountable for keeping accurate and complete records of their business activities in accordance with the State Records Act 1997
- The role is deemed a 'Position of Trust' pursuant to the standards required in the Australian Government Protective Security Policy Framework
- A current satisfactory National Police Clearance is required and renewed as per Renewal SA's policy.

Key Capabilities

The [Renewal SA Capability Framework](#) integrates the Renewal SA Strategic Plan and the South Australian Public Sector Values to define the capabilities we need to operate effectively. Our Framework is led by four principles that are critical themes and considerations that ensure safety, personal leadership, best practice, and our communities are at the forefront as we apply our capabilities.

All the capabilities within the Renewal SA Capability Framework are relevant for all employees. The below outlined capabilities are specifically needed to successfully perform the role.

Capability Group	Capability	Level	Behaviours
Culture and Collaboration	Communicate effectively	Intermediate	• Use concise language to target messages and avoid overwhelming audiences. • Structure communications to deliver the purpose with impact, using facts or insights, as necessary. • Adjust communications according to the audience to find the right channels to maximise reach. • Understand and apply better ways to use inclusive language and communicate in the voice of Renewal SA.
Strategy and Growth	Make an impact	Intermediate	• Comprehensively consider the issues facing multiple stakeholder groups when evaluating problems. • Review solutions and prioritise those that deliver the maximum weighted benefits, considering multiple interlinked problems. • Detailed understanding of the outcomes of solutions and courses of action, including the negative impacts or opportunities lost. • Create reporting and processes that define both the tangible and intangible impacts of Renewal SA's strategies and operations.
Innovation and Agility	Be flexible	Intermediate	• Show awareness of broader implications of changing priorities and communicate with and support impacted stakeholders. • Promote change as opportunities for staff to develop new skills or gain experience. • Develop changes to processes and systems to meet changing needs and ways of working. • Engage with broad stakeholder groups through a variety of means as needed to best achieve the outcomes required.
Solutions Focused	Solve problems	Accomplished	• Utilise quantitative and qualitative analysis to create a broad view of the issues and solutions. • Apply structured evaluation processes with weighting across a number of criteria to inform decisions. • Integrate Renewal SA's social, economic, and organisational objectives and considerations in deciding an outcome. • Identify and manage issues collaboratively with others where the scope is outside of Renewal SA's control.

People Leadership	Support our people	Intermediate	• Demonstrate empathy and vulnerability in conversations and actions to build trust. • Pay attention to conversations with individuals and others to identify impacts to wellbeing and take appropriate actions. • Monitor the workload of teams to support balance, especially periods of high stress or time pressures. • Actively demonstrate and promote actions that teams can take that are linked to improved wellbeing.
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Delegate		Role occupant	
This position profile accurately outlines the expectations of the role.	☐	I have read and understood the role and expectations of me.	☐
Name		Name	
Title		Signature	
Signature			
Date	Click to enter a date.	Date	Click to enter a date.