



Virtual Tours

... using new affordable technology
to promote your property business

Andy Garnett

We will cover...



What is a Virtual Tour?



Who is using them and why?



Examples



How do you produce a Virtual Tour?

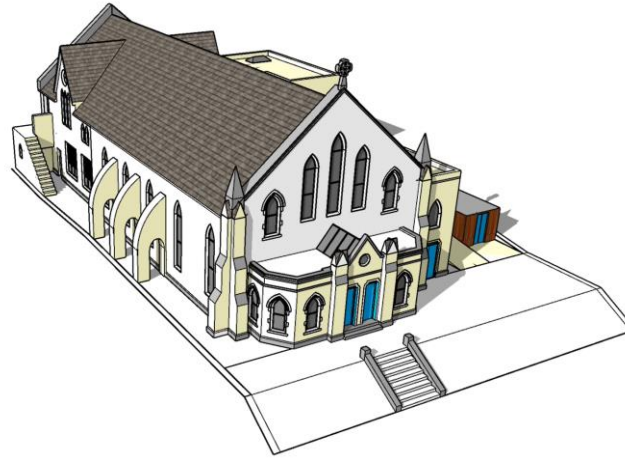
About Me

 **accenture**



Some of our current projects...

Church Conversion – 7 Flats



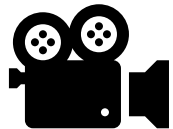
Serviced Apartments



What is a virtual tour



“Photo” video tour



Pre-recorded video tour



Virtual viewing (owner/agent)



Walkthrough virtual tour



Construction

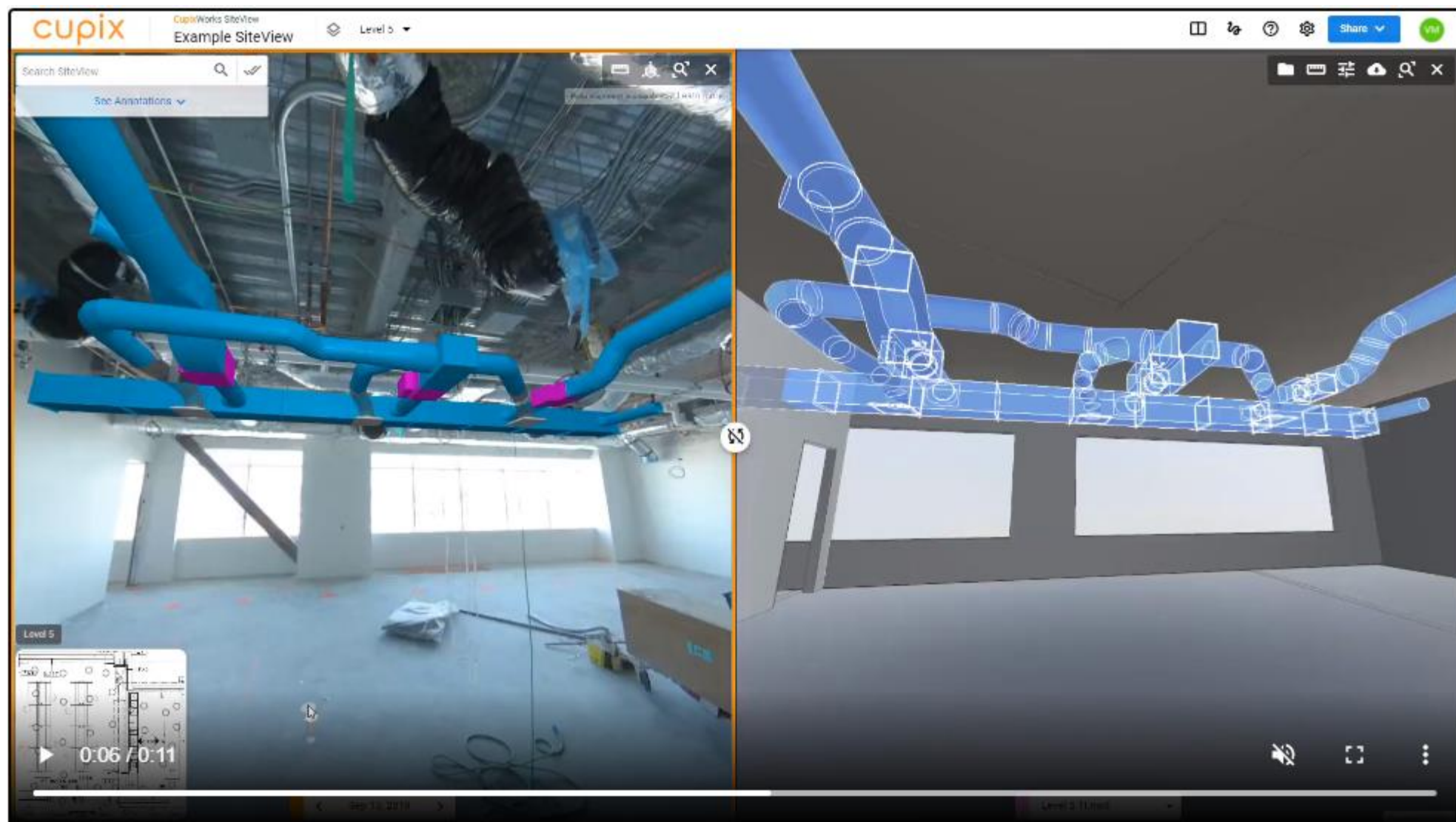


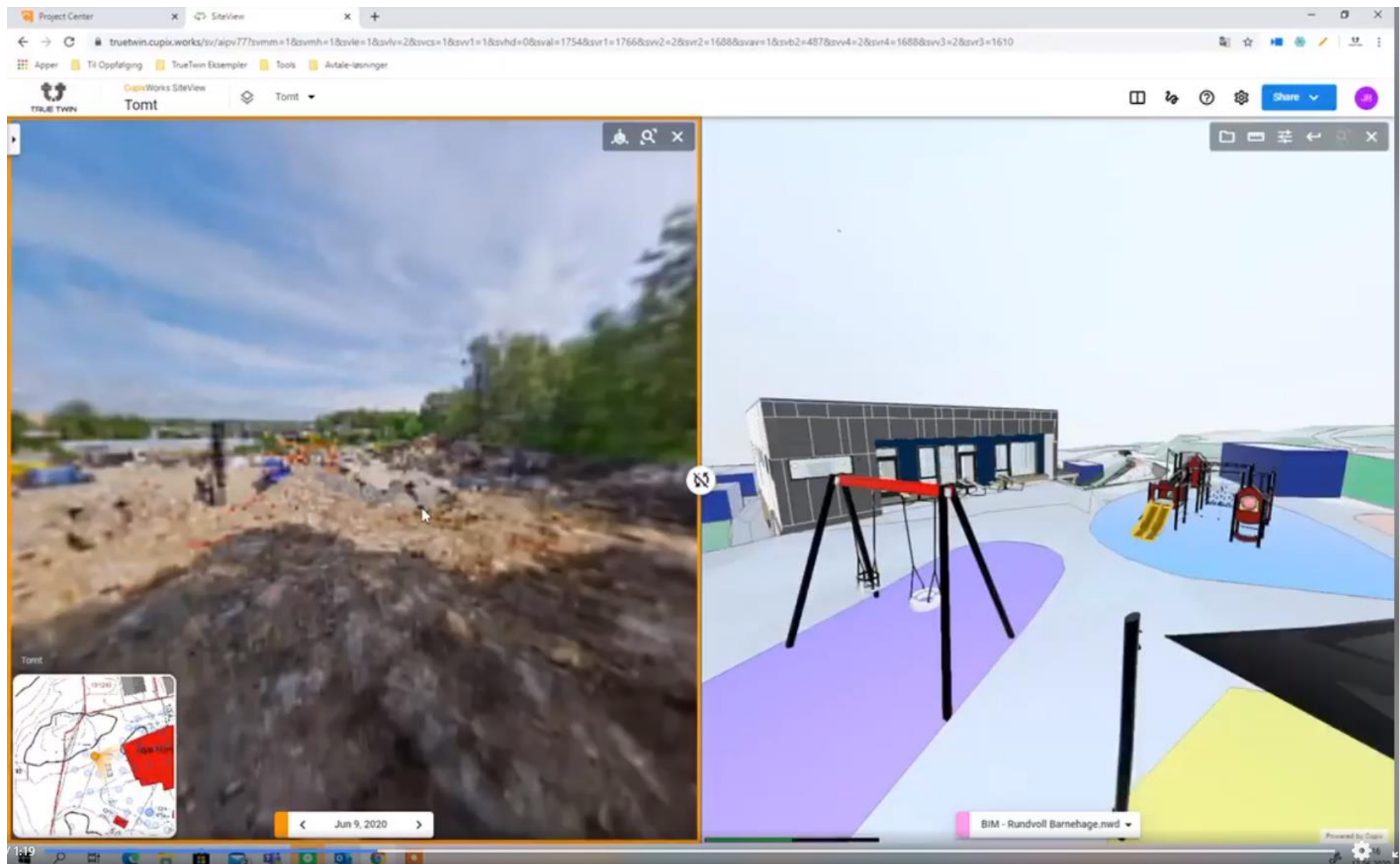
School Construction Site

Office Build

- Walk round the site in 3D
- Sit a Building Information Model side by side
- Perform virtual site inspections
- Measure up virtually
- Overlay interior furniture

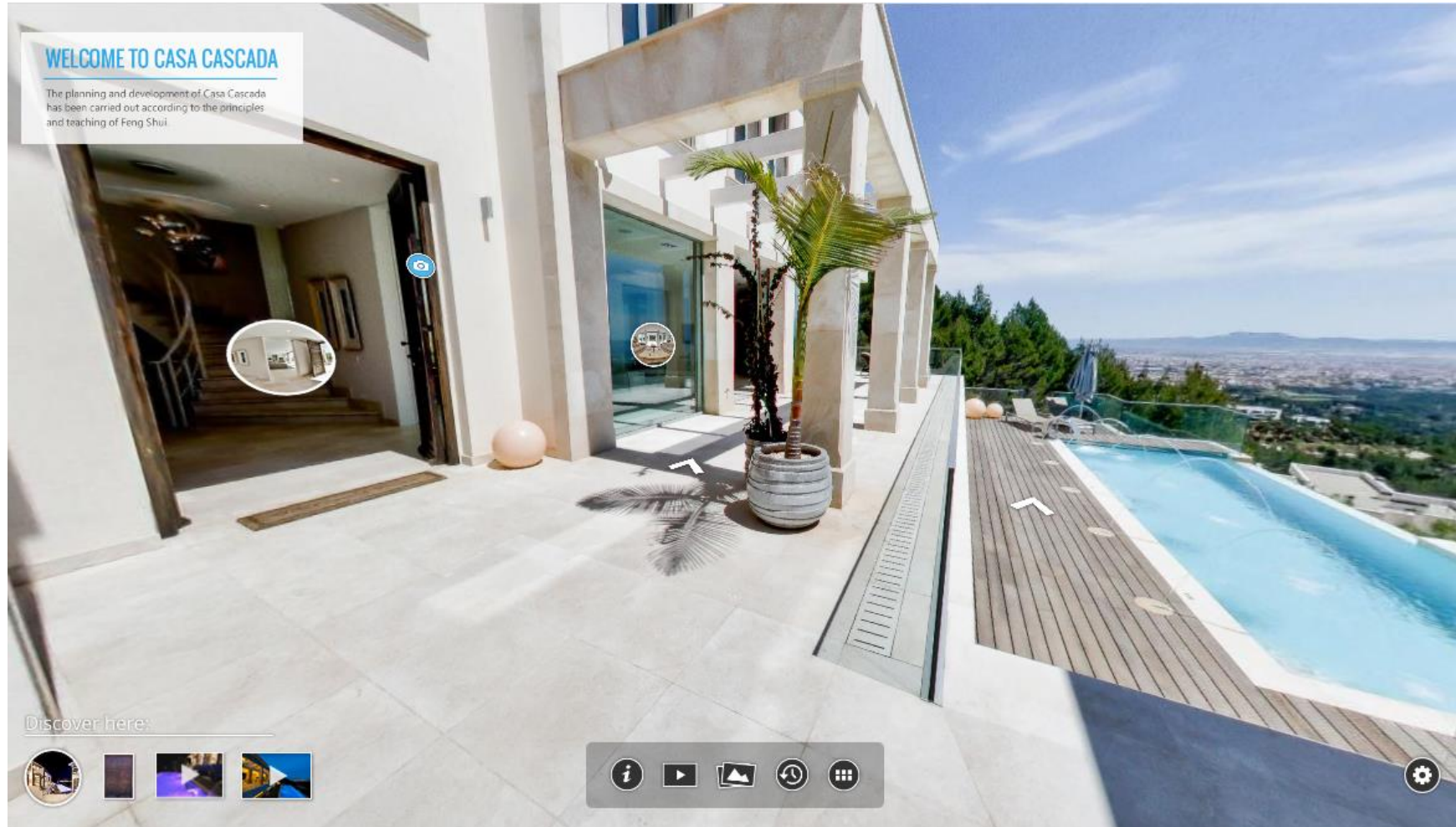






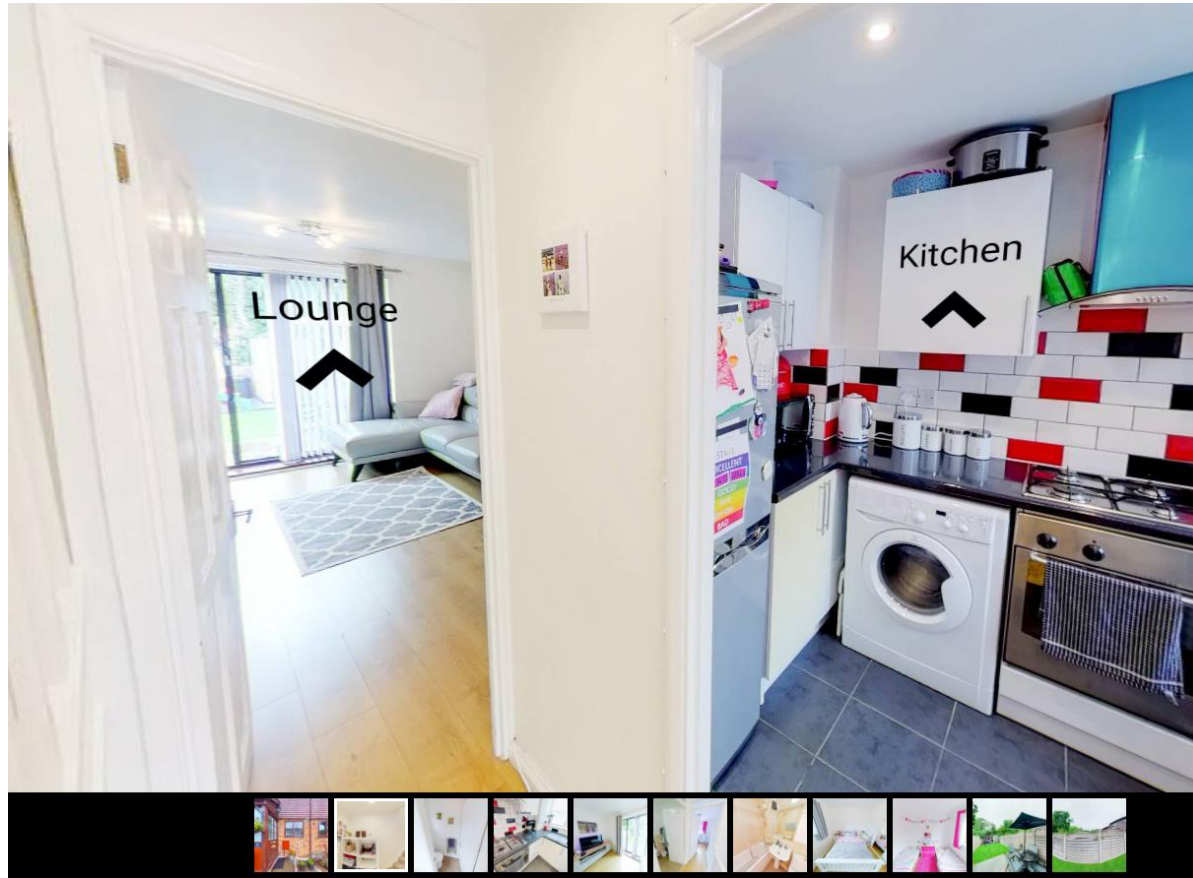
Credit: Joakim Reistad

Luxury “Real Estate” / Holiday Lets / SA



[Virtual Tour](#)

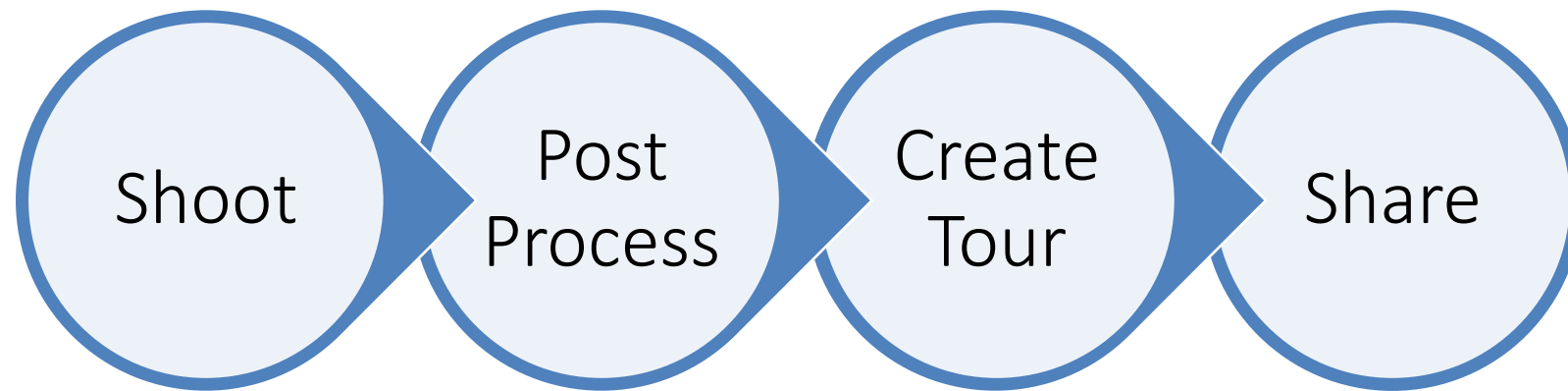
Selling/Renting Property



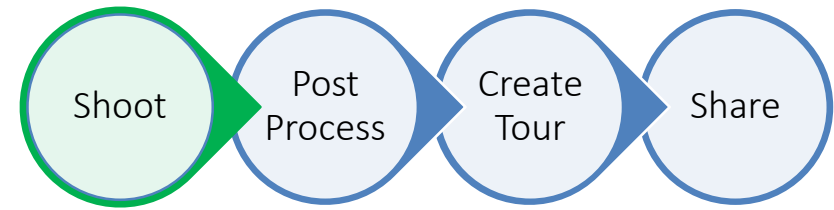
[Virtual Tour](#)

- Covid 19 – safe and efficient viewings, adherence to government guidelines
- Change in buyer expectations
- Agents - pre-qualify buyers and reduce time wasters
- Agents – reduced time spent on physical viewings
- Marketing tool (differentiation)
- Widely supported by Online portals (properties with virtual tours promoted)
- Efficient viewings for tenanted properties

How



How - Shoot



1) Camera



2) Monopod

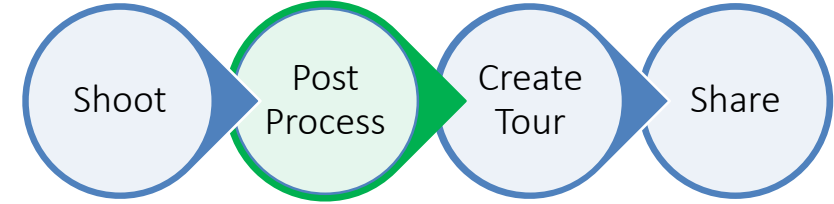


3) Phone





How – Post Process



1. HDR Merge/ Stitch → 360 image

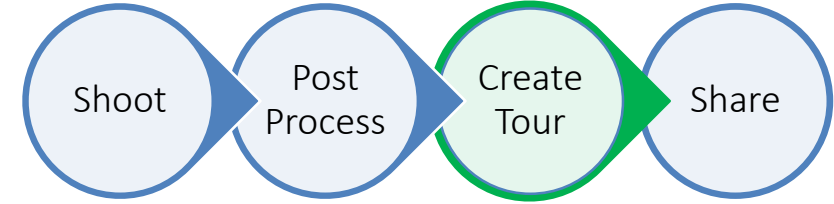
2. Post Process

- Nadir removal
- Adjust each image (colour, brightness, level)





How – Create Tour



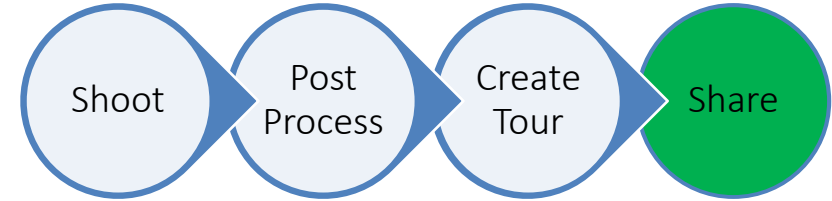
- 15+ different software vendors
- Upload images
- Connect together rooms
- Adjust levels / zoom
- Add additional images, videos, text, info



Credit: Ben Claremont



Share!



rightmove 



Contact me



Andy Garnett

+44(0)208 088 3407
info@tour-360.co.uk
tour-360.co.uk
fb.me/tour360uk

