**Qualifications and Experience of Peter Desmond Bates**

1. Over the last 25 years I have gained extensive experience in the real estate sector. I have valued, for the public and private sectors, throughout New Zealand (NZ) and its outlying islands and advised and valued internationally. I undertake and review independent valuations of complex property rights, for evidence and dispute resolution, within the Commonwealth and Common Law world.
2. My professional standing includes:
	1. Registered Valuer NZ
	2. Registered Valuer Queensland
	3. Associate Member, NZ Institute of Valuers
	4. Member, NZ Association of Economists
	5. Member, Law and Economics Association of NZ
	6. Senior Member of the Property Institute of NZ
	7. Associate Member, Arbitrators and Mediators Institute of NZ
	8. Professional Member, Resolution Institute
	9. Admitted Lawyer, Supreme Court of Queensland, Australia
	10. Barrister and Solicitor, High Court of NZ (former NZLS PLS and ADLSI member)
	11. Associate Management Accountant, Institute of Certified Management Accountants (CPA status pending in 2024).
3. My academic qualifications, studies and commendations include:
	1. Bachelor of Business Studies, Massey University (2003), double major: Valuation - Property Management and Business Law.
	2. Post Graduate Certificate in Business (Property and Dispute Resolution), Massey University (2008).
	3. Diploma in Arts in Humanities and Social Sciences, Massey University (2011).
	4. Certificate in Business endorsed in Dispute Resolution, Massey University (2011).
	5. Bachelor of Laws, Auckland University of Technology (2013), with Dean’s List commendations for top student in: Law and Economics, Current Issues in Land Ownership and Legal Ethics.
	6. The Property Council of NZ Prize for academic achievement in property law (2013).
	7. Institute of Professional Legal Studies Certificate (2013), awarded Merit in Litigation Drafting.
	8. In 2024, I am completing a Master of Laws in Dispute Resolution and Litigation, University of Auckland. I was awarded First in Class for International Arbitration.
4. My professional appointments and elections include:
	1. Appointed NZIV-PINZ Financial Advisers Act Committee member, and contributor to submissions to Select Committee for the Financial Advisers Act (NZ) (2008 and 2009).
	2. Elected to serve on the Auckland Branch Committees of both the NZIV and PINZ (2009 - 2011).
	3. Appointed by the NZIV President (in 2011), to advise Inland Revenue as an expert on valuation of subdivision and block land development in Auckland (around 20 forensic assessments).
	4. Seminar presenter and guest lecturer, for example at: the NZLS, Auckland University of Technology, and, Massey University, as well as organising and presenting the Bates-Massey University Seminars 2010 and 2013 (c. 250 professional attendees).
	5. Elected Law and Economics Association of NZ National Executive Committee Member (2016-2017).
	6. Multiple appointments by orders of the Federal Circuit Court of Australia as a sole Court Expert (marina interests, individual properties, and for NZ portfolios in Northland, Auckland and the Waikato).
	7. Multiple appointments as an arbitrator of valuation matters (Arbitration Act 1996, NZ).
	8. Appointed by the NZIV (in 2016) as the author of submissions and as representative to Select Committee, LINZ, NZLS and ADLS, regarding the Land Transfer Bill (NZ) which directly resulted in significant amendments to the Bill.
	9. Appointed by the NZIV (2017) as the author of submissions and was the representative to the Ministry of Business Innovation and Employment, regarding the Unit Titles Act (NZ) review.
	10. In 2017 - 2019, I accepted the roles of Technical Director of Valuations (Land and Buildings) and Principal of Beca, which is a New Zealand company which had 75 professional disciplines and around 3,500 employees across the world.
5. I have valued a wide variety of property types, including: luxury high value clifftop and beachfront residential, subdivision blocks, institutional portfolios, high-rise apartment complexes through all stages of development, lifestyle blocks, childcare and medical centres, commercial, industrial and retail properties.
6. My experience includes many unusual valuation projects: a leasehold heliport, bridges, courts, hospitals, public assets, half a bridge, injurious effects of taking subterranean land rights, cross-lease and unit title disputes, seabed, mixed use land, air space, easements and land covenants, infrastructure, military and governmental portfolios (such as: The Ministry of Justice Courts portfolio, Corrections, Councils, Nelson Marlborough DHB, and water utilities), schools, religious venues, marinas, golf courses, cemeteries, licenses to occupy, landslip land and other defective real estate, such as with compliance and weathertightness issues, and valuations particular to historical land, planning, land use and economic research for cases involving early settler gravesites, Māori middens, and economic influences such as the Muldoon Government era rent freezes (NZ).
7. I have extensive experience in practice, and as a former Massey University tutor and lecturer, with a wide range of ‘bases’ of valuation, including: market value, market value differential, market rental, ground rent, life interest, fair value, special value, compensation value (monetary equivalence of loss suffered), indemnity value, reasonable price, forced sale price, replacement, re-instatement, demolition and inflation estimates.
8. In addition to acting as an arbitrator, I regularly prepare expert valuation evidence to inform mediations, negotiations and hearings, including professional regulatory and disciplinary matters (real estate agents and lawyers), arbitration, tax disputes, rating objections, the Tenancy Tribunal, Family / District Court, Weathertight Homes Tribunal, High Court, parliamentary select committees, and other Commonwealth and Common Law Courts such as:
	1. The High Court of The Cook Islands, Land Division
	2. The Australian Tax Office
	3. Australian Federal Court
	4. The Courts of Boston, Massachusetts, United States of America.