



The Bates Massey University Insurance Valuation Seminar 2013

Venue: Massey University Albany, Atrium Building – AT2 (campus map attached).

Date: Thursday, 22 August 2013

Event Time: 4.30 pm to 6.30 pm

Theme: *Defining professional boundaries in insurance valuation: Role clarification for residential insurance valuations through key professional perspectives.*

Bates & Associates Limited and the School of Economics and Finance (Albany), Massey University have organised this event to encourage public discussion and to facilitate a greater understanding of the experiences, methods and processes of professionals involved in the sector.

CPD Points: CPD are claimable for most professional bodies. Please refer to your own professional body guidelines to confirm the applicable point allocation.

RSVP: Attendance and Seat Allocation: Free attendance. However, please note, numbers will be capped at 250 and reservations must be confirmed to: s.e.henderson@massey.ac.nz

4.30 pm Seminar Opened by Peter Bates of Bates & Associates Limited

Topic and Speaker Summary:

4.35 pm Alan Pope, School of Economics and Finance, Massey University (Albany)
"Professional and Massey qualifications – An overview for Quantity Surveyors and Valuers"

5.00 pm James White, Registered QS, of Kwanto Limited
"QS process for Reinstatement Cost Estimates"

5.25 pm Brett Smithies, Registered Valuer, of Extensor Advisory
"Valuers' Approach – Modal Rates and Issues"

5.50 pm Rod Thomas, Barrister, Solicitor, Author and Law Lecturer of AUT Law School:
"Legal Issues – what property rights are being valued"

6.15 pm Panel answer questions: Speakers invited to answer questions from the floor.

6.30 pm Seminar Closing by Peter Bates

Program:

4.30 pm

A brief welcome and introduction by the organiser, Peter Bates, on behalf of Bates & Associates Limited.

Peter Bates, a Massey University graduate and now Director of Bates & Associates Limited, will briefly outline the topics to be covered and highlight some key issues to be addressed in the seminar. Peter, in partnership with School of Economics and Finance (Albany), Massey University, has organised this event to highlight the common interest in risk mitigation. This interest is shared by the quantity surveying and valuation professions as well as the wider sector. With changes and developments of practice, there are potential risks. A greater understanding of the experiences, methods and processes of kindred professions may well benefit all professionals involved in the sector, and thus benefit and protect our clients.

Over the last 12 years, Peter has valued a wide variety of property types, including high value cliff top and beachfront residential properties, subdivision blocks, block land, Council portfolios, high-rise apartment complexes, lifestyle blocks, commercial, industrial and retail properties. He regularly provides expert evidence for mediations, litigation and hearings including for the Weathertight Homes Tribunal context. Peter has worked as a private sector valuer, Senior Valuer at Auckland City Council and as a Valuation Tutor at Massey University. He has served on the Auckland Branch Committees of both the NZIV and PINZ. Peter's professional standing includes being a Registered Valuer, Associate of the NZIV; Senior Member of PINZ and an Associate of AMINZ.

His qualifications include a Post Graduate Certificate in Business (focusing on Property and Dispute Resolution); Bachelor of Business Studies with a double major (Valuation Property Management and Business Law) as well as additional qualifications in Arts and Dispute Resolution from *Massey University*. His further qualifications include a Bachelor of Laws Degree, from *Auckland University of Technology* where he received Dean's List commendations for top student in: Law and Economics; Current Issues in Land Ownership, and Legal Ethics. Peter was recently awarded the *Property Council of New Zealand Prize* for academic achievement in the study of property law.

4.35 – 5.00 pm

Alan Pope of Massey University

"Professional and Massey qualifications – An overview for Quantity Surveyors and Valuers"

Alan will provide a background on the Bachelor of Business Studies (BBS) major in Valuation and Property Management together with reference to valuation professional qualifications. A brief overview of the Massey Construction program will also be provided. An introduction on the role of insurance certificates will also be provided to help set the scene for the following speakers.

Alan is a Lecturer at Massey University, Albany campus. He holds a Bachelor of Business Studies Degree from Massey University Palmerston North and a Master of Property Studies with distinction from Lincoln University. Registered as a valuer in 2000, Alan is a senior member of the Property Institute (SPINZ) and an Associate member of the New Zealand Institute of Valuers (ANZIV).

Alan has worked as a Valuer for most of his fifteen years professional experience, most recently working at Sheldons Valuers for eight of those years. In July of 2012 Alan hung up his tape measure to concentrate on an academic role at Massey University, Albany campus.

5.00 - 5.25 pm **James White, Registered QS, Kwanto Limited**
“QS process for Reinstatement Cost Estimates”

James will explain the process used by Quantity Surveyors and how this can be of benefit in the residential insurance context.

James White established Kwanto in 2006 and leads the company's growth and development. With over 18 years of quantity surveying experience, James has worked on a variety of projects in New Zealand, Ireland, Singapore and Malaysia. James specialises in leaky building cases and provides quantum evidence for both plaintiffs and defendants at mediation, adjudication and High Court proceedings.

James' professional highlights include preparing quantum evidence for High Court, insurance valuation of the Petronas Towers in Kuala Lumpur and publishing articles promoting the role of the Quantity Surveyor. James is a member of the Auckland Branch of the NZIQS and is the NZIQS Marketing Committee Convenor. At the 2013 AGM he was awarded the President's Citation for his outstanding contribution to the institute.

5.25 – 5.50 pm **Brett Smithies, Registered Valuer, of Extensor Advisory**
“Valuers’ Approach – Modal Rates and Issues”

Brett will give an overview of the process used by Registered Valuers for insurance valuation reports. Brett will identify and explain some issues which arise in this context and discuss risk mitigation.

Brett is a Fellow of the New Zealand Institute of Valuers (FNZIV) and a Fellow of the Property Institute of New Zealand (FPINZ). He has practiced as a valuer for more than 35 years and is recognised for his expertise both nationally and internationally.

During the 1990's Brett was part of a team appointed to review the basis of insurance certificates that resulted in the current style and content of the insurance report. Brett assists the Property Institute of New Zealand Standards Board. He has an enviable record of experience in litigation based valuation. Brett is widely known as an expert valuer across all real estate forms. A number of major corporates and investment institutions seek his advice on matters ranging from occupancy and investment strategies through to property leasing, acquisition and disposal.

5.50 – 6.15 pm **Rod Thomas, Barrister, Solicitor, Author and Law Lecturer of AUT Law**
“Legal Issues – what property rights are being valued”

Valuers and Quantity Surveyors are asked by the insured to value ‘the property’ – what does that include or exclude for different title types? Rod will give an overview to assist in identifying the property rights and obligations relevant to valuation of unit title, cross-lease and fee simple residential properties.

Rod Thomas is an Auckland barrister and senior lecturer at the Law School at AUT University, Auckland. He lectures in the areas of property law, sale of land, and cross lease, unit titles and intensive land ownership issues. Rod is co-author of New Zealand Land Law (now in its second edition) and, since its inception some 17 years ago, Brookers loose-leaf publication Land Law. He is also the author of Brookers Unit Title Handbook 2011.

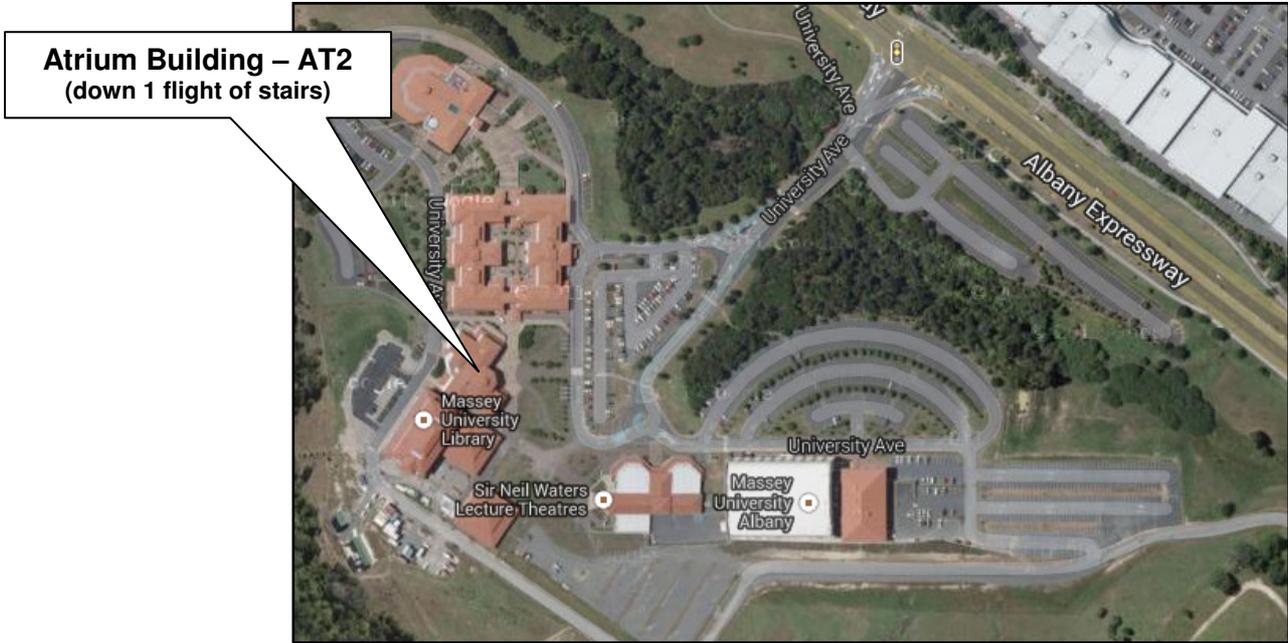
In October Rod will be heading to Cambridge University where he has been invited as an inaugural Visiting Fellow of the new Centre for Property Law being set up at that University. In 2014 Rod will be leading the introduction of an LLM degree specialisation in Property Law being introduced by AUT Law School, with papers focused on key issues of Practice in this area.

6.15 – 6.30 pm **Speakers invited to answer questions from the floor.**

Disclaimer:

This Seminar is for educational purposes and to promote public discussion of professional issues among professionals. The topics, speakers, questions and experiences discussed do not necessarily represent the opinions or experiences of Massey University or Bates & Associates Limited, their employees, or the independent speakers. No liability is accepted, whatsoever, by the event organiser, Massey University and Bates & Associates Limited, or any of the independent speakers, for the advice or any reliance on the opinions or representations made at, or in association with, the seminar.

Map:



Notice:

Attendees should be aware that the seminar may be recorded and reproduced by Massey University.

