**Expert Witness Credentials of Peter Desmond Bates**

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1. On 1 February 2002, I began practising as a valuer. On 13 February 2007, I became a Registered Valuer (NZ). I have been a Senior Valuer at Auckland City Council, a Valuation Tutor at Massey University and a Senior Valuer at Darroch-QV then the largest valuation company in New Zealand.
2. On 21 January 2009, I was conferred Associate Member status of the New Zealand Institute of Valuers (‘**NZIV**’). In 2010, I launched my own valuation and property consultancy practice. In 2017, I accepted the roles of Technical Director of Valuations (Land and Buildings) and Principal of Beca. Beca is a New Zealand company which had 75 professional disciplines and around 3,500 employees across the world. In 2019, I left Beca to run my present company. My valuation company maintains a diverse client base to maintain a balanced perspective.
3. Over the last 20 years or so, 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.
4. 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 and governmental portfolios (such as: MOJ, Corrections, Council and water utilities), schools, Maori land, Maori purpose zoned land, religious venues, marinas, golf courses, cemeteries, licenses to occupy, landslip land and other defective real estate, such as with compliance and weathertightness issues.
5. I have experience 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, forced sale price, replacement, re-instatement, demolition and inflation estimates.
6. Geographically, my work experience as a valuer includes, for example, Northland, Auckland (including the Hauraki Gulf), Bay of Plenty, Waikato, Poverty Bay, Wellington, Nelson, Kaikoura, Canterbury, the Chatham Islands and Canberra, as well as advising on property matters in the Pacific islands and court evidence work in Queensland, Federal Court of Australia and for the Australian Tax Office context. I have provided evidence for foreign court cases such as in Boston, Massachusetts, United States of America.
7. 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 and other evidential contexts such as parliamentary select committees and Australian courts.
8. My professional standing includes being a Registered Valuer under the Valuers Act 1948 (NZ) with a current annual practising certificate (NZ), a Queensland Registered Valuer (3984MR), and holding memberships of the:
	1. NZIV, Associate status;
	2. Law and Economics Association of New Zealand (‘**LEANZ**’);
	3. Property Institute of New Zealand (‘**PINZ**’), Senior status;
	4. New Zealand Association of Economists (‘**NZAE**’);
	5. Arbitrators and Mediators Institute of New Zealand Incorporated (‘**AMINZ**’), Associate status; and
	6. Resolution Institute (‘**RI**’), Professional Member status.
9. I am an ‘admitted lawyer’ of the Supreme Court of Queensland, Australia, and an ‘enrolled barrister and solicitor’ of the High Court of New Zealand. I held an annual practising certificate (NZ) and practised law (2014, 2015, 2016 and 2018). The NZLS assented to me practising in both fields of expertise. I was Lawyer Member, then Qualified Member of the Auckland District Law Society Inc. However, this expert evidence is provided in my independent capacity as a Registered Valuer, not in the capacity as a legal representative.
10. 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. elected LEANZ National Executive Committee Member (2016-2017);
	5. appointed by order of the Federal Circuit Court of Australia as a sole Court Expert (real estate and marina interests);
	6. appointed as an arbitrator of valuation matters under the Arbitration Act 1996 (NZ);
	7. 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; and
	8. 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 review.
11. My involvement with professional education has included organising and presenting the Bates Valuation Reporting, Law and Ethics Seminar 2010 (with c. 300 professional attendees) and the Bates-Massey University Insurance Valuation Seminar 2013 (with c. 225 professional attendees), writing articles, training and mentoring graduate valuers. I have also presented seminar papers and guest lectures, for example at: the NZLS, Auckland University of Technology (Law School), and, Massey University (Schools of Accountancy, Economics and Finance).
12. 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 (focusing on 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 New Zealand Prize for academic achievement in the study of property law (2013);
	7. In 2021, I am studying a Master of Laws in Dispute Resolution and Litigation, at the University of Auckland.