
LIAM FAST, B.COMM., AACI, P.APP

Liam Fast is an accredited Appraiser with D.R. Coell and Associates Inc. He has over 6 years of real estate appraisal experience and over a decade of experience working in appraisal offices. Liam was awarded the AACI, P.App designation in early-2019 and has experience in the valuation of a broad range of property types, specializing in commercial property assessment appeal and advisory, rent arbitrations and negotiations and litigation work.

EDUCATION

- ❑ B.C. Land Summit – Vancouver, 2019. Seminars on conservation covenant valuation and major trends impacting the real estate industry.
- ❑ AACI, P.App accredited appraiser with the Appraisal Institute of Canada (AIC), 2019.
- ❑ AIC Provincial Conference – Banff, 2017.
- ❑ Post Graduate Certificate in Real Property Valuation, University of British Columbia, 2016.
- ❑ Bachelor of Commerce Degree (Specialization in Real Estate), UBC Sauder, 2013.

PROFESSIONAL AFFILIATIONS

- ❑ Member, Urban Development Institute (UDI)
- ❑ Member, Appraisal Institute of Canada

EMPLOYMENT HISTORY

- ❑ **May 2018 – Present**
Associate Appraiser
Real Estate Appraisal, Consulting & Advisory
*D.R. Coell & Associates Inc.,
Victoria, BC*
- ❑ **January 2018 – May 2018**
Associate Appraiser
Real Estate Appraisal & Consulting
*Campbell & Pound Commercial Ltd.,
Richmond, BC*
- ❑ **May 2016 – December 2017**
Associate Appraiser
Real Estate Appraisal & Consulting
*Acumen Real Estate Valuations,
Calgary Alberta*
- ❑ **June 2014 – May 2016**
Associate Appraiser
Real Estate Appraisal
*Avison Young Valuation & Advisory Services,
Calgary, Alberta*
- ❑ **September 2013 – May 2014**
Associate Appraiser
Residential Real Estate Appraisal
*Fast Appraisals,
Delta, BC*

D.R. COELL & ASSOCIATES

REAL ESTATE VALUATION & ADVISORY SERVICES

7-410 Garbally Road, Victoria, BC V8T 2K1 | P 250 388 6242 | F 250 388 6290 | E drc@drcoell.com | drcoell.com

WORK EXPERIENCE

The following section provides a brief overview of the nature and variety of professional activities.

PROPERTY VALUATIONS

Appraisals completed across rural and urban markets of B.C. and Southern Alberta including:

- ❑ Multifamily: Low Rise, Mid Rise and High-Rise Apartment Buildings
- ❑ Development: Serviced, Rural, and Raw Land Subdivisions, Cottage and Single-Family Subdivision Developments, Townhouse Complexes, Apartment Complexes and Strata Residential Condominium Buildings
- ❑ Commercial: Major Downtown and Suburban Office Complexes, Shopping Centres, Service Stations, Mixed-Use Buildings, Pubs/Restaurants, Street Front Retail, Cinemas
- ❑ Industrial: Manufacturing Facilities, Storage and Warehousing Facilities, Vacant Land, Service/Commercial Projects, Forestry Lands with Redevelopment Potential.
- ❑ Institutional: Hospitals, Churches, Public/Private Schools
- ❑ Public: Park Land Acquisitions.
- ❑ Residential: Rural acreages including kennels, equestrian properties and executive estates; inner-city and suburban homes of up to \$10 M. in value; condos, vacant lots, etc.

DEVELOPMENT PROPOSALS

- ❑ Development Consulting
- ❑ Feasibility and Absorption Studies
- ❑ Market Comparisons

INSURANCE

Replacement cost appraisals for the following property types:

- ❑ Residential
- ❑ Industrial
- ❑ Commercial
- ❑ Institutional: Churches, hospitals, schools.

SPECIAL PROJECTS

- ❑ Successful appeal of downtown Victoria office and retail property assessments with up to \$300,000 in property tax savings at stake.
- ❑ Successful GST tax appeal for new construction apartment buildings.
- ❑ Valuation of the “Times Colonist” major renovation and land development project representing well over \$100 M. in proposed gross value.
- ❑ Conservation Covenant Appraisals.
- ❑ Market rent valuations for lease negotiation and/or arbitration for: (a) the “Sussex Place” Class A high-rise office building; (b) for a 5-property cardlock and fuel station portfolio; (c) for an institutional office building and lab on the UVIC campus; (d) for Duncan’s Caprice Cinema, among others.
- ❑ Annual portfolio assessment reviews for large holdings of private and public organizations

EXPERT WITNESS

- ❑ Rent Arbitration Disputes (settlements prior to hearings).
- ❑ Testified before the Property Assessment Appeal Panel (PARP) and Property Assessment Appeal Board (PAAB).
- ❑ Called on to testify before the Supreme Court of B.C. and undergo cross-examination.

CLIENTS

Past work completed for:

- ❑ BC Parks; Public Works and Procurement Services; The Ministry of Citizen Services;
- ❑ The City of Victoria; The District of North Saanich;
- ❑ Vancouver Island Health Authority (VIHA);
- ❑ GWL Realty Advisors;
- ❑ Parkland Fuel Corporation;
- ❑ Avenue Living;
- ❑ Laurentian Bank;
- ❑ Scotiabank; TD Bank; CIBC; BMO; RBC;
- ❑ Merchant House Capital;
- ❑ Metropolitan Hospitality Management.
- ❑ Mainroad Holdings Ltd.;
- ❑ Ducks Unlimited Canada; The Cowichan Land Trust;
- ❑ Cox Developments;
- ❑ West Urban Developments Ltd.;
- ❑ Abstract Developments Ltd.;
- ❑ Tenfold Projects Inc.;
- ❑ Richmond Property Group;
- ❑ Pemberton Homes;
- ❑ The Business Development Bank of Canada (BDC);

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