



CURRICULUM VITAE (CV): LIAM FAST, AACI, P.APP

With well over a decade of appraisal experience, Liam Fast specializes in expropriation and injurious affection, litigation and expert testimony, First Nations (i.e. long-term lease lands), property assessment and tax appeals, and the valuation of resource, agricultural, and special-purpose lands. He has provided expert evidence in the Supreme Court of British Columbia and has testified before the Property Assessment Appeal Board and Review Panel on complex classification, equity, and valuation issues. He acts in rent and compensation arbitrations and has defended development and valuation analyses before Environment Canada's Appraisal Review Panel under the Ecological Gifts Program, in GST contestation with the CRA, and in Property Transfer Tax matters relating to Revenue B.C.

EDUCATION

- CPD 121: Comm. Waterfront & Water Lot Valuation; CPD 114: Financial Reporting Valuation, 2025
- AIC Professional Practice Seminar, 2024.
- CPD 104: Hotel Valuation; CPD 122: Expropriation Valuation; CPD 127: Prop. Tax Consulting, 2023.
- Effective Co-signing: Guiding & Overseeing Candidates; CPD 101 Bus. Enterprise Valuation, 2020.
- AACI, P.App accredited appraiser with the Appraisal Institute of Canada (AIC), 2019
- B.C. Land Summit – Vancouver, 2019. AIC Provincial Conference – Banff, 2017.
- Post Graduate Certificate in Real Property Valuation (PGCV) – UBC: Real Estate Division, 2016.
- Bachelor of Commerce (B.Comm.) – UBC: Sauder School of Business, 2013.

PROFESSIONAL AFFILIATIONS

- Guest Speaker for National Conservation Group: 'Carbon Forest Analysis and Valuations', 2026; 'Appraisals and Resource Value', 2023
- Guest Lecturer and Member, Urban Development Institute (UDI) Capital Region.
 - Guest speaker on Land Valuation and Due Diligence as part of the RED Management Program – Securing Land Module, 2021 and 2022.
- Member, Appraisal Institute of Canada (AIC); Candidate Representative with Calgary MLC, 2016-17.

VALUATION AND ADVISORY EXPERIENCE

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

Residential Development:

- Raw, Serviced and Rural-Serviced Land, Single Family Subdivisions, Multi-Family and Strata Residential Projects, Comprehensive Developments, Feasibility and Absorption Studies;

Commercial:

- Downtown & Suburban Office, Shopping Malls, Strip Centres, Service Stations, Mixed-Use Buildings, Commercial Strata Units, Vacant Land, Economic Highest and Best Use Studies;

Industrial:

- Manufacturing, Warehousing & Distribution Facilities, Service-Commercial Buildings, Vacant Land;

Institutional:

- Replacement Cost and Market Value Appraisals for Churches, Schools & Hospitals;

Land:

- SRW and Easement Valuations, Injurious Affection Analyses, Subdivision Development Analyses (Residual Valuations), Hotel, Industrial and Commercial Lands, Rural and Urban Projects, Hospital and School Sites, Farmland, Forestry Portfolios, Water Lots, Foreshore, etc.

Residential:

- Builder disputes for litigation, impact review of renovations; rural, urban and suburban homes/lots.



SPECIAL PROJECTS – EXPROPRIATION

- Four (4) commercial parcel Surrey Skytrain Expropriation Appraisal (for claimant / law firm) focussing on the treatment of the scheme relative to historical land use planning, 2024 – ongoing.
- District of Sooke Right of Way Project appraisals relating to eighteen (18) properties, 2025.
- Surrey Sewer Trunk Line Expropriation Appraisal and Appraisal Review (for claimant / law firm) with focus on qualitative and quantitative proof of injurious affection, 2023.
- North Delta Road Right of Way appraisal (for claimant / law firm) with focus on quantitative proof of injurious affection, 2024.
- BC Transit Colwood Four (4) Property Highway Commercial Expropriation Appraisal – Fee Simple and Licenses to Construct, 2024-2025.
- Ministry of Transportation and Transit (MoTT) Expropriation Appraisals for road widening, traffic circle installation, hillside / cliffside and riverside armoring and erosion control and drainage, emergency route maintenance, and highway erosion control, 2023-2026.
- Langford Road Right of Way Litigation / Expropriation Appraisal (for claimant / law firm) with testing of economically supported land by way of multiple valuation scenarios in light of unclear policy guidance. Multiple appraisal reviews and rebuttals entailed, 2022.

SPECIAL PROJECTS – GENERAL

- Appraisal/analysis of coastal carbon forest and timberland project of 10,000 hectares, 2025-26.
- Appraisal of 46,000 hectares of timberland in southern B.C. for its acquisition, 2024-25.
- Appraisal Review and Second Opinion Appraisal of 21 Properties in the vicinity of Kamloops, 2025.
- Referred for the valuation of a University for First Nations land claim (project on hold), 2024.
- Multiple First Nations Reserve Project Valuations, 2022-25.
- Directly contracted (non-tender) by a National Public Safety Agency to appraise a series of long-term leasehold interests plus a SRW across critical acquisition lands on Vancouver Island. 2022-23.
- Co-authored the School Property Appraisal Guide for a branch of the government of B.C., 2022.
- Fourth/final appraiser contracted to complete valuations, relevant analyses, and an appraisal review to settle conflicting opinions on appropriate compensation for a Langford Expropriation, 2022-23.
- Third/final appraiser completing a valuation and multiple appraisal reviews to settle a dispute over market rent for a major industrial waterfront parcel. Acted on behalf of a core CRD municipality, 2023.
- Appraisal review for a national conservation group to satisfy internal requirements, 2023.
- Successful appeal of downtown and suburban Victoria office and shopping centre property assessments with up to \$300,000 in property tax savings per appeal. Included extensive case law and taxation-equity research as well as legislation review, 2018-2026.
- Private-island, parkland, conservation lands; unique leased & covenanted land appraisals, 2018-26.
- Subdivision Development Valuations of: (1) Clayoquot Island (Tofino), B.C.'s oldest west coast settlement; (2) James Island (770-acre Jack Nicklaus-designed Golf Course) for international resort developer; (3) Leasehold Interests on First Nation Reserve Lands; and (4) Mount Washington comprehensive development parcels, 2019-2025.
- Appraisal of the Cowichan District Hospital, including a review of an in-depth building condition assessment report plus an engineer's building renovation cost estimates, 2018.
- Annual assessment reviews for local, regional and national companies, 2018-2026.



CLIENTS

- Law firms which specialize in expropriation and an array of expropriating authorities, across B.C.
- Local, Regional and National Nature Conservancies (confidential)
- Developers, Urban Planners, and Development Consultants
- A wide range of branches of the Provincial and Federal Government (confidential), some of which are by way of direct contracts secured, plus an array of Municipal Governments.
- Regional Public Health Authorities (confidential)
- Local, Regional and National Corporations (confidential)
- Vancouver Island and B.C. Lower Mainland General Law Firms and Accounting Firms (confidential)

EXPERT WITNESS

- Testified in the Supreme Court of British Columbia under cross examination, with expert evidence accepted by the Court.
- Testified before the Property Assessment Appeal Panel (PARP) and Property Assessment Appeal Board (PAAB) with respect to complex tax classification issues, assessment equity and property valuations.
- Appraisal Review of Canada Revenue Agency (CRA) appraisals for GST purposes.
- Liaised and negotiated with Revenue Services of British Columbia on behalf of clients with valid Property Transfer Tax (PTT) disputes.
- Rent Arbitration Disputes, acting as both an independent expert retained by one party and as the sole arbitrator retained by both parties.
- Providing an informational basis for vendors / purchasers, estates and marital separations to settle disputes over purchase price.
- Defended development analysis and other complex valuations which comply with the Income Tax Act before Environment Canada's Appraisal Review Panel for the Ecological Gifts Program.

RELEVANT EMPLOYMENT HISTORY

2018 – Present

- D.R. Coell & Associates Inc., Victoria, B.C. – Accredited Appraiser / Senior Associate & Tax Appraiser

2018 – 2018

- Campbell & Pound Commercial Ltd., Richmond, B.C. – Candidate Appraiser

2016 – 2018

- Acumen Real Estate Valuations Inc., Calgary, Alberta – Candidate Appraiser

2014 – 2016

- Avison Young Valuation & Advisory Services, Calgary, Alberta – Candidate Appraiser

2012 – 2014

- Fast Appraisals, Vancouver, B.C. – Candidate Appraiser (formerly Research Assistant, Data Admin.)