



# NICK HAINES F.A.P.I. C.P.V

Director – Matheson Stephen Valuations

## QUALIFICATIONS

Bachelor of Business – Property  
RMIT Melbourne (1998-2003)

Certified Practising Valuer (2009-)  
(Current Practising Certificate)

## DESIGNATIONS

Fellow, Australian Property Institute (API)  
(from 2024)

Associate, Australian Property Institute  
(API) (2009-2024)

Member, Municipal Group of Valuers  
(MGV) (from 2002)

Member, International Association of  
Assessing Officers (IAAO) (from 2005)

## CONTACT

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## EMPLOYMENT HISTORY

### 2009 to Present - Matheson Stephen Valuations

Director of Matheson Stephen Valuations, which has provided valuation advice to public and private clients since its inception in 1998

### 2001 to 2009 - Matheson Stephen Valuations

Assistant Valuer / Valuer, Matheson Stephen Valuations

## EXPERIENCE

### 2001 to 2006

Experience since 2001 in Municipal Rating and Land Tax Valuation and assessment of commercial, industrial, residential, and other real estate assets in metropolitan Melbourne and throughout regional Victoria and Tasmania.

### 2006 to present

Specialisation in compulsory acquisition and compensation, rating disputes, rental disputes, government land purchase and divestment.

Experience in preparation of Expert Witness Testimony (Valuation) under various expert witness Codes of Conduct in the state of Victoria.

Experience in valuation of subdivisional lands including development feasibility modelling.

Extensive experience in undertaking project-based valuation work, portfolios, Government assets and Infrastructure.

## SPECIALIST AREAS OF PRACTISE

Compulsory Acquisition and Compensation

Inglobo Land and Subdivisions

Green Wedge and peri-urban property

Rating and taxing valuation assessment

Industrial and retail property

Valuations for litigation purposes

## ENGAGEMENTS

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### Infrastructure Projects - Compensation Matters – Engaged by Claimants or the Acquiring Authority

[Suburban Rail Loop](#)

[Level Crossing Removal Project](#)

[Three Parks Project](#)

[Hume Highway Craigieburn Bypass](#)

[West Gate Tunnel Project](#)

[Plenty Gorge Parkland](#)

[North East Link Project](#)

[Drysdale Bypass Project](#)

[East-West Link](#)

[Peninsula Link](#)

[Regional Rail Link](#)

[Victorian Desalination Plant](#)

[Outer Metropolitan Ring Road \(E6\)](#)

[Melbourne Metro Tunnel Project](#)

[Lockerbie Sewer Project](#)

[Western Grassland Reserves Project](#)

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### Cases

[AG Dennis Pty Ltd & Ors v Minister for Environment \[2023\] VSC 44](#)

[Kingston v Head, Transport for Victoria; Jomaring Pty Ltd v Head, Transport for Victoria \[2023\] VSC 618](#)

[Kajag Pty Ltd v Head, Transport for Victoria \[2023\] VSC 392](#)

[Premier Bay Pty Ltd v Valuer-General Victoria \(Land Valuation\) \[2022\] VCAT 830](#)

[WSTI Properties 490 SKR Pty Ltd v Valuer-General Victoria \(Red Dot\) \(Land Valuation\) \[2023\] VCAT 734](#)

[Kilpatrick v Head, Transport for Victoria \(No 2\) \[2020\] VSC 241](#)

[Provans Timber Pty Ltd v Secretary to the Dept of Economic Development, Jobs, Transport and Resources \[2019\] VSC 390](#)

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### Voluntary Engagements

Presenter – [API Vic Regional Conference 2023](#) – *Expert Valuer Witness Testimony*

Presenter – Municipal Group of Valuers – Hobart 2023 Country Conference – *Giving Evidence and Preparing for VCAT*

Presenter – Municipal Group of Valuers – [CPD Study Program](#) – *Report Writing* – July 2023

Presenter – Municipal Group of Valuers – [CPD Study Program](#) – *Report Writing* – Nov 2022

Participant – Australian Property Institute - [Future Workforce for the Property Industry – Are We Ready for the Change](#) – June 2023

Contributing Taskforce Member - Committee for Melbourne – [“Delivering Affordable Housing”](#) April 2021

Mentor – For several years I have mentored aspiring valuer candidates in Viva Voce preparation.