

Tim Stokes

SENIOR CONSULTANT, PROFESSIONAL SERVICES

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PROFESSIONAL PROFILE

Tim Stokes joined Suncorp as a Senior Consultant in July 2025 based in British Columbia, Canada.

He brings nearly ten years of residential and commercial appraisal experience across Canada, New Zealand, and the UK. Tim holds a Bachelor of Business Studies, majoring in Valuation and Property Management, and has earned his MRICS designation. He is also an AIC Candidate.

Qualifications and Professional Memberships

Massey University

- Bachelor of Business Studies (Valuation & Property Management)

Appraisal Institute of Canada

- AIC Candidate

Member of Royal Institute of Chartered Surveyors (MRICS)

Employment History

Senior Consultant, Professional Services

Suncorp Valuations, British Columbia, Canada | 2025 – Present

Business Owner & Registered Valuer

Valuewise Limited, Wellington, New Zealand | 2023 – 2024

- Created Valuewise Limited, a property valuation and consultancy business
- Completed detailed analysis and reporting for property owners, finance institutions and strata corporations to inform on market values, insurance values, rental values, construction values and general property consultancy advice

Key achievements:

- Set up new business including branding, office lease, documentation and templates
- Successful compliance testing and acceptance onto bank and lender valuation panels
- Marketing & business brand building via Google Ads, to first page organic placement
- Built business brand via face-to-face networking and network groups

Senior Property Consultant

The Property Group, Wellington, New Zealand | 2022 – 2023

- Provided professional advice, primarily to Government agencies on site selection for new buildings and projects across several New Zealand cities
- Provided similar advice to several private corporations seeking to expand, relocate, consolidate, or improve their financial return on their landholdings

Key achievements:

- Detailed site selections for Government Ministries seeking to replace aging assets
- Project management of six site subdivisions for a NZ telecommunication company
- Cost and forecasting for an international solar power company expanding in New Zealand
- Negotiation with private landowners for land acquisitions under the Public Works Act 1981

Property Appraiser (AACI Candidate)

Grover Elliott Ltd., Vancouver, Canada | 2018 – 2021

- Valued bare land, residential multi-family projects, industrial, special, and mixed-use property throughout Metro Vancouver, the Lower Mainland and on Vancouver Island
- Valued hotels purchased by the City of Vancouver to house those experiencing homelessness at the onset of Covid-19 and took a particular interest in the appraisal of purpose-built residential apartment buildings

Key achievements:

- Rapid knowledge gain of Canadian property law and the Vancouver property market
- Rapid knowledge gain of planning/zoning regulations across 25 municipalities
- Completion of assignments across many property types with values up to CA\$150 million
- Coaching and mentorship of junior appraisers

Chartered Valuation Surveyor (MRICS)

Lamberts Chartered Surveyors, London, United Kingdom | 2016 – 2017

- Inspected properties across London and Southwest England, researched and assessed values and reported to a wide variety of stakeholders including banks, housing associations, charities and individuals

Key achievements:

- Attained MRICS Chartered Surveyor status within 6 months of commencement
- Rapid knowledge acquisition of UK and London residential property market
- Accurate and timely reporting to banks, housing associations, etc.
- Completion of complex portfolio work to tight timeframes, values exceeding \$40 million