

CEZAR SABA, FAPI CPV

Certified Practising Valuer | Litigation & Expert Witness Specialist

Professional Summary

Cezar Saba is a Certified Practising Valuer with over 27 years of experience in the real estate industry, including more than 17 years specialising in property valuation. He is the Principal Valuer and Director of Saba Valuations, and has a strong background in litigation, expert witness reporting, and high-stakes valuation matters.

Cezar has appeared as an expert witness and provided sworn testimony in a range of courts, including the Supreme Court of NSW, the Federal Circuit and Family Court of Australia, the NSW Civil and Administrative Tribunal (NCAT), and several local courts. He has undergone cross-examination and is experienced in preparing expert reports that comply with the relevant Expert Witness Code of Conduct.

Cezar is a Fellow of the Australian Property Institute and a volunteer member of the API Panel of Examiners, contributing to the professional development and assessment of new industry entrants.

Valuation Experience

Cezar has conducted approximately 10,000 property valuations since 2008, covering a broad range of asset classes across Greater Sydney, as well as rural and remote areas of New South Wales. Early in his career, he gained prominence in the mortgage valuation sector, advancing into national leadership positions. Since 2019, his work has focused on more specialised and high-value property assessments.

Areas of Specialty

- Family Law and Litigation
- Expert witness testimony and court appearances
- Shadow expert assessments
- Rental assessments
- Bespoke and unique property
- Compulsory acquisition
- Bail valuations

Property Types Valued

- Residential
- Commercial
- Rural

Education

- Master of Business Administration (MBA)
Macquarie Graduate School of Management – 2019
- Advanced Diploma in Property (Valuation)
Sydney Institute of Technology – 2007
- Certificate of Registration in Real Estate
Sydney Institute of Technology – 2002
- Diploma in (Land) Surveying
Sydney Institute of Technology – 2000

Professional Memberships

- Fellow Member of the Australian Property Institute (FAPI CPV) – 2025
- API Panel of Examiners (volunteer) – Since 2023
- Member of the Australian Property Institute – Since 2008

Valuation Work Experience

- Principal Valuer/Director, Saba Valuations – 2024–Present
- Senior Associate, Field & Kaye – 2023–2024
- Valuations Manager – Coast and Country, National Australia Bank – 2022–2023
- Senior Project Manager – Adjoining Landowners, Sydney Metro – 2021–2022
- Managing Valuer – Prestige and Specialised Valuations, WBP Group – 2019–2021
- National Residential Depreciation Manager, CBRE – 2017–2019
- Valuations Manager, CBRE – 2015–2018
- Senior Residential Property Valuer, CBRE – 2014
- Residential Property Valuer, CBRE – 2012–2014
- Residential Property Valuer, Valuecorp – 2009–2012
- Residential Property Valuer, Quaid Property Valuers – 2008–2009

Property Related Work Experience

- Commercial and Residential Property Manager – 2003–2005
- Real Estate Sales Assistant – 2002–2003
- Land Surveyor – 1998–2001