



# JUSTIN SULLIVAN

CEO  
Accredited Expert Witness

## Qualifications

FRICS FEWI MAE

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M | +44 (0)7932 940 000

## Bio

Justin is a Chartered Surveyor and a leading expert witness in construction disputes with more than 35 years' experience and standing in the industry, Justin founded Adair in 1994. Justin has attended numerous mediations, hearings and given evidence many times including in the UK Technology and Construction Court and in the High Court of Justice in 2025 as expert witness in project management, quantity surveying and project monitoring. Justin has acted as employer's agent numerous times throughout his career as well as being involved as expert on numerous cladding disputes. Justin is a past Trustee on the board of Buckinghamshire New University and an independent Member of Council and the Hong Kong Metropolitan University International Advisory Board.

## Memberships

- Fellow of the Royal Institution of Chartered Surveyors
- Fellow of Expert Witness Institute
- Fellow of Institute of Quantity Surveyors International
- Member of Academy of Experts
- Associate of Chartered Institute of Arbitrators
- Member Society of Construction Law
- Liveryman of the Worshipful Company of Chartered Surveyors, the Worshipful Company of Constructors and the Worshipful Company of Arbitrators

## Registrations

- UK Register of Expert Witnesses
- Expert Witness Directory
- Cardiff University Bond Solon Expert Witness

## Construction Skills

Justin has been a member of the RICS International Governing Council and is a past Chair of the Construction Industry Council (CIC) and the International Construction Measurements Standards Coalition and past General Secretary for the European Committee of Construction Economists (CEEC).

Previous RICS duties have included Governing Council, Regional Boards and Global and UK Chair of the Quantity Surveying and Construction Professional Group Boards which created RICS standards for construction professionals. Justin co-authored the RICS New Rules of Measurement 2 (standard for the measurement of construction work) and has Chaired and spoken at many conferences for the RICS, CIC and CEEC and is skilled at organising and facilitating networking, clubs and events in the UK and overseas. Justin specialises in project management, quantity surveying and project monitoring for commercial and super-prime, mid-volume residential projects, nationally and internationally.



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## Expert Skills

Acting as an expert witness for construction claims, Justin uses his in-depth construction industry experience when advising on disputes, adjudications, arbitrations and civil proceedings, having given evidence frequently in the Royal courts of Justice as recently as December 2025.

Justin provides detailed and comprehensive expert reports for construction disputes, particularly those relating to project management; quantum, building time and delay defects, contracts, professional negligence, construction costs and fees.

He frequently acts as an expert and single joint expert and is regularly appointed as a party representative in adjudication proceedings by referring or responding parties. He is also often instructed by solicitors to support adjudication proceedings for claimants or defendants. Justin has also acted in cladding and heat/power plant disputes where he has represented a wide range of leaseholders, subcontractors and consultants.