

# PROPERTY VALUATIONS AND JHI

JHI's Valuation Department employs Chartered Valuation Surveyors and Registered Valuers, who are well versed in the valuation of all types of properties throughout Southern Africa.

## **This experience includes:**

- Asset Management Property Portfolio
- Expropriations
- Servitudes
- Determination of Market Related Valuations
- Determination of Market Related Rentals/Lease agreements
- Local Authority Valuations for Rates Purposes/Valuation Board
- Feasibility Studies/Potential of land
- Advice on property issues

JHI's valuations department strives to provide clients with a comprehensive and independent service relating to the commercial, retail and industrial property market sectors.

Our aim is to assist decision-makers with the strategic management of their property assets and investments as well as related development and business strategies.

## **Software Applications used:**

- **KWIKvue:** This APIX application was developed for the valuation of Income Producing Properties using various valuation methods and Investment Criteria. This program effectively reduces the time required in the preparation of property valuations and is widely used by professionals in the property arena.

## **Reports**

Reports are prepared on the following bases:

- Investment Values
- Market Value (including for an alternative use)
- Balance Sheet IFRS
- Depreciated Replacement Value
- Market Rental Value
- Valuations for Estate Duty and Mortgage Finance
- Market Value in Continuation of Existing Use
- Estimated New Replacement Cost for Insurance Purposes
- Forced Sale Value
- Plant and Machinery
- Discounted Cash Flow Assessments as required by SAPIX/ using KWIKvue

## What we offer:

Valuation and related consultancy services have become essential to those involved in the increasing complexity and sophistication of accounting, tax, insurance and especially asset management. JHI has a wide range of these skills at hand to assist you in meeting these growing requirements and provides a wide range of specialist valuation and consultancy services which include:-

- Commercial & Industrial land and Building Valuations;
- Listed companies in accordance with the requirements of the Companies Act 1973 in which JHI specialist skills ensures that the balance sheet reflects the current value to the business fixed assets;
- Raising of mortgage and property-related finance, including sale and leasebacks for the disposal and acquisition of property holdings;
- Rent reviews;
- Rates claims and expropriation. JHI continuously keeps abreast of the South African property law and has extensive experience as arbitrator acting between statutory bodies and the private sector in expropriation, betterment contribution and rating matters;
- Petrol Filling Stations;
- For insurance purposes - buildings and other improvements should generally be insured at their full replacement cost. The reason is that most insurance contracts include an "average" clause. In the event of partial destruction, only a portion of the cost of the building is refunded if the sum insured is less than the total replacement cost; and
- Residential & Resort Sector
  - valuations of townships and development projects
  - sectional title conversion
  - hotels, game lodges, and golfing estates.

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## **THE ROYAL INSTITUTION OF CHARTERED SURVEYORS (RICS)**

JHI's Valuation Division employs Chartered Valuation Surveyors.

The RICS is a leading source of land, property, construction and related environmental knowledge. With 110,000 members worldwide, the RICS promotes best practice, represents consumers' interests and provides impartial advice to society, businesses, governments and global organizations.

JHI's valuers will advise on the preparation of financial statements in terms of the International Financial Reporting Standards (IFRS) as published by the International Accounting Standards Board (IASB). IFRS became compulsory, with effect from January 2005, for all companies listed on a European Union (EU) stock exchange. Many companies outside the EU are voluntarily adopting IFRS, including South Africa.



To find out more about the RICS, whose logo appears above, visit [www.rics.org](http://www.rics.org)

## **THE SOUTH AFRICAN INSTITUTE OF VALUERS (SAIV)**

Every JHI valuer is a member of the SAIV in terms of the Valuers Act 1982 (Act No. 23 of 1982).

Website: [www.saiv.org](http://www.saiv.org)

## **SA COUNCIL FOR THE PROPERTY VALUERS PROFESSION**

The Council was established by section 2 of the Property Valuers Profession Act 2000 (Act No. 47 of 2000). JHI's valuers include Professional Valuers, Professional Associate Valuers, and Candidate Valuers, in terms of this Act.

Website: [www.sacpvp.org.za](http://www.sacpvp.org.za)