

From the President's Desk



As we enter the second quarter of the year and the first quarter seems to now be a distant memory having flown past in a flurry of activity.

We are very excited to have embarked on our 110th year of the Institute's existence and we will be profiling our members over the course of this year, focusing especially on members, who have and continue to contribute, to the Institute and those who show the passion the Institute needs to continue well into the future.

We would also like to focus on ethics and we are wanting to start preparing an ethics module that will need to be completed by members to ensure that our members comply to best practices and keep ethics at the forefront of everything that we do. The programme has become necessary as there have been disciplinarys undertaken at the SACPVP with the results being gazetted last year, which does not reflect our profession in a good light.

I urge you all to utilize the latest version of the International Valuation Standards in your valuation reports as it should be the basis of the report. Should you require a link then please access it through our web page.

The detail of our Mentorship Programme is being included in this edition so that you are all aware of the contents. We have had a massive response to this programme designed and launched by our KZN branch. Thank you to the branch executives of the KZN branch in putting this together ensuring that we are at the

forefront of providing mentorship to students and candidates for them to qualify and establish a career for themselves in this important industry.

Thank you to our members that attended our Annual General Meetings that I attended around the country in the last month. It was great to meet you and I am, as always, so happy to see the enthusiasm, commentary and suggestions that come out of these interactions.

We are gearing up for our Natex and National Annual General Meeting as well as the National Seminar in May which will be hosted by the Southern Branch and will be, as always, a fantastic event.

Keep safe and well.

Tracey Myers
SAIV President

From the GM's Office



The month of March got off to a busy start with our President, Tracey Myers and I having the opportunity to attend AGMs and seminars at all five of our Branches across the country.

Although our limited time did not allow me the chance to put my feet in the sand and sea, that we so often long for in the concrete jungle of Gauteng, it was rather wonderful to put names to faces of members, mingle and get to the business of the day in the KZN, Eastern Cape and Southern Branches.

QR code scanning and registration was implemented at all branches and the responses have been absolutely phenomenal! I am currently in discussion with SACPVP to enable your CET points automatically uploaded onto your SACPVP profile, streamlining the process and making things a little easier for you.

We recently sent through a Membership survey for you to complete; thank you to all who took the time to complete it. To those that haven't, the survey is available [here](#) Please take a few minutes to complete it.

Here is a sneak peek at some of the responses received from the survey:

"I like the fact that the institute always endeavours to keep the valuations industry relevant and updated with international trends and related activities. I like the effort made in creating more than just business relationships with Valuers but also a sense of family and belonging."

"It is the best known and most respected voluntary organisation for our profession, in South Africa. It is also a mouthpiece and a provider of essential statutory continued professional training."

"We are situated in areas where there are never any events, thus the preference of 2 or longer day seminars. It is expensive attending these events. ± R10 000 per event."

We are hard at work ensuring that we provide webinars and pre-recordings so that even those in remote areas will have access to the same information in real time and/or just slightly delayed.

"Not just presentations. Smaller groups would work better."

You will be very pleased to know that the KZN Branch is planning a two-day seminar in August, to be held in the Drakensberg which is ideally located for members from the Central, North and KZN regions. This seminar will involve some very interactive sessions. More information will be shared soon!

Please take the time to submit your survey and let us serve you better.

The next few weeks will have us all glued to our screens and radio stations as we eagerly wait to see who

will be entrusted with leading South Africa over the next four years.

Lastly, our SAIV National Seminar is scheduled to take place shortly after the elections on the 16th and 17th May! It is being held at the NH Lord Charles Hotel in Somerset West in the Western Cape.

This year's seminar promises to be yet another action packed and informative National Seminar. This will be a historic National Seminar as we will be celebrating the 110th anniversary of the! On Thursday 16th May there will be an AGM and gala dinner. With the full day seminar hosted on Friday 17th May that includes a very exciting line up of speakers!
Details will be sent soon. Please save these dates.

Till next time, take care.

Lerato



The graphic is a 'Save the Date' announcement for the SAIV 2019 National AGM and Seminar. It features a large, stylized diamond shape on the left side, which is divided into four quadrants. The top-left quadrant shows a cityscape at sunset, the top-right quadrant shows a field of tall grass at sunset, the bottom-left quadrant shows a city skyline at night, and the bottom-right quadrant shows a field of tall grass at sunset. The text '2019 National AGM and Seminar' is centered in the top-right quadrant, and '110 ANNIVERSARY' is centered in the bottom-right quadrant. To the right of the diamond shape, the SAIV logo is displayed, consisting of the letters 'SAIV' in a bold, sans-serif font, with 'SOUTH AFRICAN INSTITUTE OF VALUERS' in a smaller font below it. Below the logo, the text 'SAVE THE DATE' is written in a large, bold, green font. At the bottom right, the date '16 - 17 MAY 2019' and the venue 'NH The Lord Charles Hotel, Somerset West' are listed.

SAIV
SOUTH AFRICAN INSTITUTE OF VALUERS

2019 National
AGM and Seminar

110
ANNIVERSARY

SAVE THE DATE

Date: 16 - 17 MAY 2019
Venue: NH The Lord Charles
Hotel, Somerset West

Identification of Work (IDoW) Update



The CBE is following its statutory mandate to, after consultation with the CC and in consultation with the councils for the professions, identify the scope of work for each category of registered persons [section 20(2) of the Council for the Built Environment Act 43 of 2000 (the CBE Act)]. This follows recommendations made by the six councils for the built environment professions (CBEP). The CBE, as per the profession's acts (the six acts establishing the CBEP) and the Council for the Built Environment Act, 43 of 2000 (the CBE Act), has the statutory mandate to identify work.

[IDoW Update](#)

SAIV Mentorship Programme Launch Success!



There has been a growing concern regarding the decline in the number of entrants into the Valuation Profession. One of the areas identified which contributes to this decline, is due to the lack of mentors and mentorship for Valuation Graduates; a requirement to register with the South African Council for the Property Valuers Profession (SACPVP).

It was for this reason that the SAIV KZN Branch Executives identified ways to assist aspiring property valuers who were experiencing the following challenges in their careers:

1. The difficulty in finding mentors
2. The difficulty in obtaining valuation experience.

After consultations with SACPVP, the Branch Executives were granted permission by SACPVP to act as mentors. This led to the launch of the SAIV KZN Mentorship Programme in 2019 where a number of students are in the process of being provided with accredited experience.

Outline of Programme

The programme entails making properties available for valuation purposes, the guidance through the valuation process and the provision of constructive feedback on the final presented valuation report; with a view of broadening the knowledge base of the mentees and providing them with experience in the valuation of a variety of properties.

There are regular workshops scheduled throughout the year. At these workshops, the mentees are briefed on the types (and purpose) of specific properties; where they will subsequently have to produce reports that will be assessed by the mentors who will sign them off once a required standard of proficiency has been met. To date, two workshops have been held; in January and February.

The experiential training is expected to run over a 24-month period with the current intake of mentees.

On 25 October 2018 at a KZN seminar held, 18 students were provided with letters confirming their mentorship which would enable them to register with SACPVP as Candidate Valuers. To date, that number has increased to over 30 mentees!

This programme will not only benefit the mentees who are taking part by improving their skills, knowledge and ability, but the valuation industry and its clients will benefit from the input of an enlarged, trained body of professionals. It will also result in the retention of graduates who will now have proven experience that will enable them to sit for the Board Exam and pursue a career in Valuation.

The KZN Branch is the leader with this initiative, with the other branches busy putting plans in place to commence with the programme. We urge you to take part in this initiative and share the skills you have acquired for the advancement of the profession.

The success of the Mentorship Programme will be determined by the **commitment** from SAIV as a whole, the Branches, Branch Executives and also the mentees.

Should you wish to be part of this programme, please email lerato@saiv.org.za

2019 Branch Executives

2019 Branch Executives

During March and April this year, our SAIV Branches hosted their annual general meetings (AGM) and seminars. New leadership was elected and will be instrumental in growing the organization and the profession in the Northern, Central, KwaZulu-Natal, Eastern Cape and Southern branches.

	CHAIRPERSON	VICE CHAIRPERSON	BRANCH EXECUTIVES
CENTRAL BRANCH	 Thys Beukes	 Steyn Malan	Francois Marais Kobus Nel Pierre de Klerk
EASTERN CAPE BRANCH	 Allan Moyce	 Penny Lindstrom	William Tau Yolandi Grey-Browne (Co-opted)
KWA-ZULU NATAL BRANCH	 Patrick O'Connell	 Graham Allan	Deeran Govender Dianne de Wet Professor Hlongwa (Co-opted student) Trevor Richardson
NORTHERN BRANCH	 Tracey Myers	 Malusi Mthuli	Barry Richardson Heather Fouché Motlatso Maloka Pelo Maamogwa Stanton Alberts Queen Matsoso (Co-opted student)
SOUTHERN BRANCH	 Renée Snyman	 Ali Su Greybe-Smith	Cherry Douglas Dina Rademeyer Franci Malan Nadia Titus Natalie Ginsberg Robyn Jackson



Reminder!
Submit your CET points to the SACPVP

Click here to visit SACPVP website



Children behaving badly in Community Schemes



Having recently sold their beautiful spacious home in a leafy, quiet suburb, North of Johannesburg, Lennard Cohen and his wife Lisa are settling into their smaller, but comfortable townhouse rather close to their old home. If truth be told, they were forced to scale down by their children, who of late had become downright dictatorial about the fact that the Cohens were battling to cope and maintain a large household. All was going well, until the Friday of the first week. The commotion started in the early afternoon with what appeared to be a “pack” of children aged between eight and twelve careering recklessly on their skateboards down the long, sloped driveway leading into the complex. This frenetic activity was accompanied by whoops of excitement and calls of encouragement to go faster. If this wasn’t disconcerting enough, the next day, an even larger group of teenagers congregated around the clubhouse, egging each other on to see how far their pellet guns could fire, and what possible unsuspecting bird they may hit. Mr Cohen, holding an important position at a top global investment bank decided to take things into his own hands by approaching the parents of the youngsters in order to point out the

difference between what is and what is not acceptable behaviour. It is safe to say that Mr Cohen and said parents will no longer be chatting to each other on a neighbourly basis, particularly after one set of parents advised him to “bugger off to a Retirement Village”, and an outraged mother informed him that she would take him to Court for attempting to break her child’s spirit.

This scenario doesn’t surprise me one bit. Parents tend to become defensive immediately if their children are attacked in any way. The difficulty in many complexes is that the Rules of the scheme do not sufficiently lay down what can and can’t be expected from children or their parents. Trustees or Directors have a duty to set out what is acceptable behaviour by children, bearing in mind at all times that any rule which is made in this regard must be reasonable. There is a balance between peace and quiet on the one hand, and the interests of the children who reside in the scheme on the other. Although many types of behaviour may seem harmless, I have, in my experience seen significantly serious situations. Take for example the three children in an upmarket complex in Northcliff who decided that it would be fun to open the petrol caps of every car in the complex, and pour sand into the cars’ petrol tanks;-and what about where two of the kids at large scheme on the Vaal River caused havoc when they drove their Quad bike into the lounge glass window of a unit, nearly killing the occupant who was watching television. To their considerable credit, the Trustees of these complexes immediately drafted new rules headed- “Supervision of children.” The rules were passed by a special resolution of the owners, and stated that residents must properly supervise their children, their children’s friends and children of their visitors so that no nuisance, damage or loss would be caused to any occupant, unit or the common property. In addition, the new rules banned the use of quadbikes, skateboards, bicycles and tricycles on common property.

If a complex has a swimming pool, extra caution must be exercised. Not only must a rule be included to make it mandatory for an adult to supervise and accompany a child to the pool, but there must also be a disclaimer sign at the pool to protect the complex and the Trustees in the event of an incident. Queries have often been raised with me as to whether or not fines can be imposed in the rules around the issue of children’s conduct. They can be, however, in order to impose fines, the rules must, in the first instance be crystal clear. Furthermore, any rule speaking to fines must provide a sub clause wherein it provides the owner being fined with the right to be heard. The amount of the fine should also be stipulated in the rules, with the proviso that the amounts must be reasonable.

The story of Lennard and Lisa Cohen ends well in that after Lennard secured his place on the Board of Trustees, the rules were amended to reign in the children at the scheme. Apparently the parents were also silenced after receiving notification of possible fines. There is inevitably one safe bet in a Community Scheme. Where you hit owners’ pockets, there is always an overwhelming shift in attitude. Finally, should any dispute around this topic be taken to the Community Schemes Ombud Service, the applicant will be required to provide evidence of the behaviour. It also makes for a stronger case to have more than one person complaining. Once again, this issue around children’s behaviour highlights the fact that communal living is all about consideration, balance and communication.

Marina Constat

Director BBM Attorneys

Condolences on Passing of Members



It is with great sadness that we announce the passing away of two of our members.. Our sincere condolences go to their families, colleagues and everyone saddened by their passing.

Laetitia Robinson



Laetitia was appointed as a Candidate Valuer in 2007 and later promoted to Junior and then Senior Valuer. At the time of her passing, she was employed by the Steve Tshwete Local Municipality. She was dedicated in her work and was a very good worker you could always depend on.

She was diagnosed with cancer about 2-3 years ago and was in remission for more than a year when the cancer aggressively flared up again.

It was a big shock to the department and all who knew her when she suddenly passed away on 25 February 2019.

Laetitia leaves behind her husband, 2 children and her parents.

Colin Wood



Colin was registered as a Professional Valuer in May 2002 with the South African Council for the Property Valuer's Profession. Prior to this, Colin was registered as an Associate Valuer having first registered with then SACV in 1985. He was also received as a member to the South African Institute of Valuers in 2002 and in addition thereto, also served as a member of The South African Right of Way Association.

Colin had over 40 years of property related experience which included a 10-month period with CBRE Vietnam in 2008, where he was personally involved in all types of property valuations, feasibility studies, developments and building construction. He had, prior to his untimely demise, undertaken property valuations in South Africa on behalf of major financial and business institutions, as well as for local and provincial government authorities. He had managed his own practice successfully for the past nineteen years.

His career commenced in the survey department of a mine which naturally progressed to the building and construction industry, and then on to the valuation field. Over a span of 34 years he had personally undertaken in excess of 23 000 detailed valuations across all aspects of the industry. These include 107 Shopping and Retail Centres, 1 267 Office Buildings, approximately 2 228 industrial type properties, 48 Filling Stations, 79 township and cluster developments, 18 Hotel and Conference Venues, 3 Film Studios, 29 Medical Facilities, 4 Quarries, 18 Churches, 641 farms, numerous special type properties, as well as 18 000 residential, sectional title and agricultural properties countrywide.

It is therefore evident that Colin was rather meticulous in his record and data keeping. Many of his colleagues were the beneficiaries of this well - kept library and Colin being rather generous, distributed advice and gave assistance to whoever called upon him.

Prior to Colin starting his own practice in 1991, he also held the position of Head Office Valuer, Senior Valuer and Valuation Manager, for one of Africa's leading financial institutions and was ultimately responsible for training and managing over 400 Valuers and Property Assessors countrywide.

He had lectured in Construction Site Practice for SAFCEC and was an external lecturer to Technikon SA (TSA, now UNISA) in Building Construction having been a Civil Engineering Technician from 1981 to 1984. He also delivered various papers during his career and amongst the noteworthy ones were "Real Estate Investment Rates and Valuations in Vietnam" (2008) and "What to expect from a Valuer" (2011) at the SARWA Conference. In addition to obtaining a National Diploma in Property Valuation at TSA, he also completed his N5 Building diploma.

Colin was highly respected among his colleagues for inter alia, his unique disposition, his expert knowledge, integrity and honesty as well as his hands - on, no-fuss/no-nonsense approach. Colin was also a keen hunter and marksman.

He will surely be missed in the profession and we salute him for his contribution to the science of property valuation.

Researched and formulated by Raymond Fuchs, Professional Valuer, Colleague and friend.



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Interesting Articles



Valuation General's valuations not binding

(Afrikaans) Amid the resignation of Christopher Gavor from his post as Land Valuer General (WG) ruled that the Land Claims Court had ruled that the Minister of Rural Development and Land Reform is not bound by the WG's valuations.

[Read More](#)

State of Claremont Report

With effective transport links, decentralized centres like Claremont, situated close to Cape Town are becoming a more attractive destination for people who want to live, work, play and invest in well-run, vibrant business nodes. They are easier to get to and to get around; and people and businesses are still able to access quality accommodation and diverse amenities, while avoiding the chronic congestion that chokes our cities.

[Read More](#)

Dubai mandates the use of IVS as it publishes the revamped Emirates Book

Next month the Dubai Government will launch the biggest update to its valuation rules since passing new legislation in 2015. The updated 'Emirates Book', which is mandatory for all valuers in Dubai, now fully incorporates the latest IVS and ensures best practice is being applied in one of the most international real estate markets anywhere in the world.

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New appointments made to the IVSC Business Valuation Standards Board

The International Valuation Standards Council (IVSC) is pleased to announce the appointment of three new members of the [Business Valuation Standards Board](#), following an extensive and competitive process. The new board members are all leading experts in their field and will bring a wealth of insight from across the business valuation, academic and accounting worlds.

[Read More](#)

Payments under an Instalment Sale Agreement of immovable property

Typically, when purchasing immovable property ("the property"), the bank or other financial institution lends money to the purchaser on security of a mortgage bond to be registered over the property, for the purpose of financing the purchase price of the property.

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UCT modernises property studies degrees for 2020

The University of Cape Town (UCT) is nearing the end of a three-year process which has involved rethinking and redesigning its property studies degrees.

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