COMPANY PROFILE

PROPERTY SERVICES
- Estate valuations
- Expropriations
- Land acquisitions
- Land audit
- Municipal valuations
- Property asset registers
- Property consulting
- Property valuations
- Property value impact studies

MASSEL
PROPERTY SERVICES
BOARD OF DIRECTORS

Bill Collatz

A registered Professional Valuer. A Fellow of the South African Institute of Valuers, member of the Royal Institute or Chartered Surveyors, and International Association of Assessing Officers. He was Town Secretary and Acting Town Clerk for the Edenvale / Modderfontein Metropolitan Substructure, and Municipal Valuer for various other municipalities. Specialist in municipal valuation, expropriation, syndication, investment valuation and property value impact studies.

BComm (Unisa), B Tech Real Estate (Unisa), HDip Mun and Admin Law (RAU), FIVSA, IAAO

DW Lombard


NDip Prop Val, FIVSA

Raymond Mashazi


BProc, Dip Int. Law, CIEA, HDip Co. Law, LLM, Certificate in Advanced Company Law


IMPARTIALITY – INTEGRITY – EXPERIENCE

When choosing a firm for your valuation needs, these attributes are critical. They are the foundation of Massel Property Services’ long tradition of success.

It is for this reason that real estate decision makers throughout South Africa place their confidence in Massel Property Services for comprehensive, impartial and accurate services in real estate valuation, research and consulting. They depend on us for excellent service, professional advice, and results.

This tradition of excellence is the product of our skilled staff. Each of our valuers is highly educated and experienced in the valuation process, setting Massel Property Services apart from most other companies in the profession. Through their commitment to quality and service, Massel Property Services is today one of South Africa’s leading valuation practices in size, service, capabilities, experience and reputation. We are committed to prompt, professional, and courteous service. We are committed towards seeking a long-term relationship with our clients by providing them with outstanding service. We are committed to you. We value your assets!

Throughout this profile, you’ll discover the many benefits that Massel Property Services has to offer. Our impartiality, integrity and experience differentiate us from our competitors. It’s performance you can trust.

We thank you for your consideration.

Bill Collatz
Chief Executive Officer
OUR SERVICES

MASSEL PROPERTY SERVICES is one of South Africa’s leading valuation practices. It is the successor of C S Massel Valuation Services, professional leaders since 1985.

From inception, the company has continued to grow into the industry leader it is today, compiling valuations throughout South Africa, offering real estate valuation and related services. Massel Property Services provides specialised expertise and high quality services in the following areas:

- Estate valuations
- Expropriations
- Feasibility Studies
- GIS based valuations and technology
- Land acquisitions
- Land audits
- Municipal Property Rates Act consulting
- Municipal valuations
- Portfolio valuations
- Property asset registers
- Property consulting
- Property valuations
- Property value impact studies
- Rental valuations
- Valuation objections and appeals
- Valuation seminars, workshops and training
- Monitoring of municipal valuations

WHAT DRIVES US

Our vision is to contribute in uplifting the South African valuation profession to attain and maintain internationally recognised standards

Massel Property Services’ mission is:

• To provide sustainable professional valuation services to property owners
• To offer cost effective valuation services
• To provide ongoing public information regarding municipal valuations, rating and expropriations
• To transfer skills and knowledge to (property students from) previously disadvantaged communities
• To develop a national dependable valuation database
• To consistently reflect our touchstones values of impartiality, integrity and experience

The values that compel every member of our team are:

• Complete trust, integrity and confidentiality
• Professional performance
• Longterm partnerships
• Innovative development of technology and solutions
• Respect the rights and dignity of all individuals
EXPERIENCE SPEAKS FOR ITSELF

PREVIOUS MUNICIPAL VALUATION APPOINTMENTS

Disestablished Eastern Gauteng Services Council consisting of:
Blesbokspruit, Bronberg, De Deur / Walkerville, Devon / Impumelelo, Eikenhof Valley, Elandsrivier, Hammanskraal, Pienaarsrivier, Randvaal, Roodeplaat, Suikerboschrandrivier, and Vaal Marina

Disestablished Western Gauteng Services Council consisting of:
Gatsrand, Krokodilrivier, Magaliesberg, and Vaalrivier

Town Councils of:
Edenvale, Boksburg, Benoni and parts of Johannesburg

APPOINTMENT AS VALUERS FOR STATE AND SEMI-STATE INSTITUTIONS

Department of Land Affairs
Department of Housing – Ekurhuleni
Department of Public Works
Eskom
TFMC - Telkom Properties
South African National Road Agency
Gauteng Department of Roads and Public Transport

CORPORATE CLIENTS

East Rand Mines
Intersite Property Management Services
Hermans and Romans Property Solutions (Pty) Ltd
Supergroup Limited
Witwatersrand Gold Mining Realisation Trust
Heartland Properties (AECI Group)
Zendai International
Shell International

EXCEPTIONAL PROPERTY EXPERIENCE AND APPOINTMENTS

• Valuation of OR Tambo International Airport
• Appointed by various landowners to assist in the expropriation of their properties for the Gautrain project
• Various property value impact studies as part of Environmental Impact Assessment assignments.
• Mass appraisal methodology utilising digitalized aerial photography and modelling on behalf of various local authorities for rating purposes
• Compilation of annual valuation rolls on behalf of the erstwhile Boksburg Municipality
• Valuation of mining land for rating purposes
• Compilation of a municipal valuation roll, incorporating rural farms and agricultural holdings, on behalf of Ekurhuleni Metropolitan Municipality
• Annual valuation of the entire South African National road network
• Land acquisition for the Gauteng Freeway Improvement Project
• Valuation of the AECI group of companies property portfolio
• Appointed by Department of Provincial and Local Government (DPLG) to:
  – Compile tender specifications for the procurement of private valuers in terms of the Municipal Property Rates Act of 2004
  – Present 13 municipal workshops on their behalf throughout South Africa in regard to the procurement of private valuers in terms of the Municipal Property Rates Act of 2004
  – Draft objection forms in terms of the Regulations of the Local Government Municipal Property Rates Act No. 6 of 2004
  – Advise, as a member of a task team to DPLG, with regards to the drafting of regulations in terms of the Municipal Property Rates Act of 2004

• Appointed to compile tender specifications for the procurement and monitoring of private municipal valuers and monitoring of the work of private municipal valuers, on behalf of:
  – Emalahleni (Witbank) Municipality
  – West Rand District Municipality
  – Mookgopong Local Municipality

• Appointed by Intersite Property Management Services to monitor the valuation of immovable property of the Agricultural Research Council throughout South Africa, including Onderstepoort Veterinary Research Station

• Appointed by The South African National Roads Agency for the acquisition, negotiation and expropriation of the following projects:
  – N1/N2 Winelands Toll road
  – N1 Great North Toll Road
  – N2 Wild Coast Toll Road
  – N4 Platinum Road
  – JHB to Pretoria Superhighway
  – Gauteng Freeway Improvement Project
  – Monitoring of all valuation rolls and the lodging of objections nationally on their behalf including property rates monitoring

BLACK ECONOMIC EMPOWERMENT POLICY & STAFF CAREER DEVELOPMENT

Massel Property Services is an equal opportunity employer and we continue to encourage members of our staff to excel in their chosen discipline. Massel Property Services is a BEE company, with a Level 4 procurement recognition. We are committed to contributing to the training, education and appointment of persons from previously disadvantaged backgrounds. In this regard we have implemented the following policies:

• Award bursaries to property students from disadvantaged backgrounds
• The advancement of all employees to their full potential
• The continuation of our dynamic management structure, creating opportunities for all our employees
• The maintenance of our open-door policy, encouraging communication amongst all
• The employment of new staff from previously disadvantaged communities in order to achieve a balance, reflective of the demographics of the country
• The encouragement and recognition of our employees for excellent performance and progression
• Sponsorship of education and training programmes
• Appointment of interns from disadvantages backgrounds.
CANDIDATE VALUER PROGRAMME

Candidate Valuers are offered employment, training, education, sponsorship of studies and most importantly, mentorship. They are empowered to complete their training in order to become Professional Valuers, equipped with skills, knowledge and practical work experience. We therefore strive to increase the number of qualified valuers from previously disadvantaged backgrounds.

IN CLOSING

At Massel Property Services our most important company asset is our reputation for excellence. Our reputation is based on 35 years of experience in property valuation. It is based on the consistent and continuous high level of innovative service that our clients receive. It is based on us honouring our community responsibility, as a leader in the property valuation industry. Our reputation is the very testimony of our increasing state, municipal and corporate client base.

We are, however, more than just what we do and how we do it. Massel Property Services is passionate about property valuation, and it’s a passion that echoes through our work.

“Property is intended to serve life, and no matter how much we surround it with rights and respect, it has no personal being. It is part of the earth man walks on. It is not man.”

Martin Luther King, Jr.