



I&R Valuations (PTY) Ltd

2024 Company Profile

"As a general rule, the most
successful man in life is the man
who has the best information" -
Benjamin Disraeli

Our collaborative spirit and desire to grow will help us achieve the goals we set together with our clients.

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About us

Welcome to I&R Valuations Pty Ltd, your trusted partner in valuation services. As a leading valuation company in the industry, we provide accurate and comprehensive valuations to assist businesses, investors, and individuals in making informed decisions.

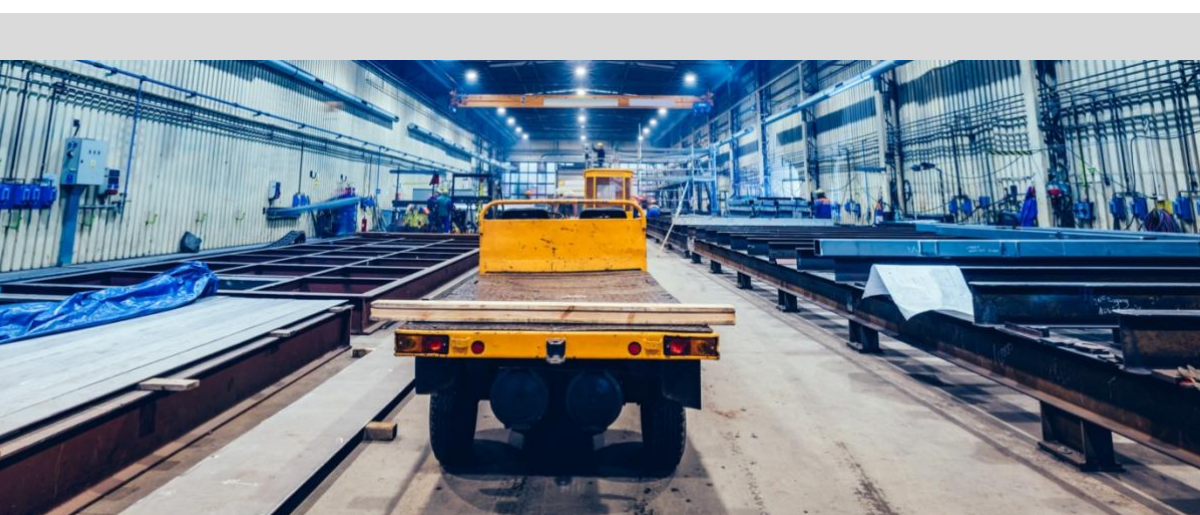
Our company is built on a foundation of integrity, professionalism, and expertise. We prioritise maintaining the highest standards of quality in our valuations, ensuring that our clients can have confidence in the accuracy and reliability of our reports. We are proud to have a team of highly qualified professionals who possess extensive knowledge and expertise across a wide range of industries. This allows us to deliver valuations that are specifically tailored to individual clients needs while considering industry-specific factors and trends.

At I&R Valuations Pty Ltd, we understand that every valuation project is unique and requires a customised approach. Our team will work closely with you to understand your specific requirements, utilising our advanced valuation methodologies and analytics to provide you with a comprehensive and accurate assessment.

We are committed to delivering our services in a timely manner, recognising the importance of meeting our clients' deadlines. Our efficient processes and dedicated team ensure that our valuations are completed within the agreed-upon timeline without compromising the quality of our work.

Client satisfaction is at the forefront of everything we do at I&R Valuations Pty Ltd. We pride ourselves on our excellent customer service, providing friendly and responsive support throughout the valuation process. Our aim is to establish long-term relationships with our clients, built on trust, reliability, and exceptional service.

Whether you are an individual looking for an accurate property valuation, a business seeking to assess your assets' worth, or an investor considering potential acquisitions, I&R Valuations Pty Ltd is here to help.



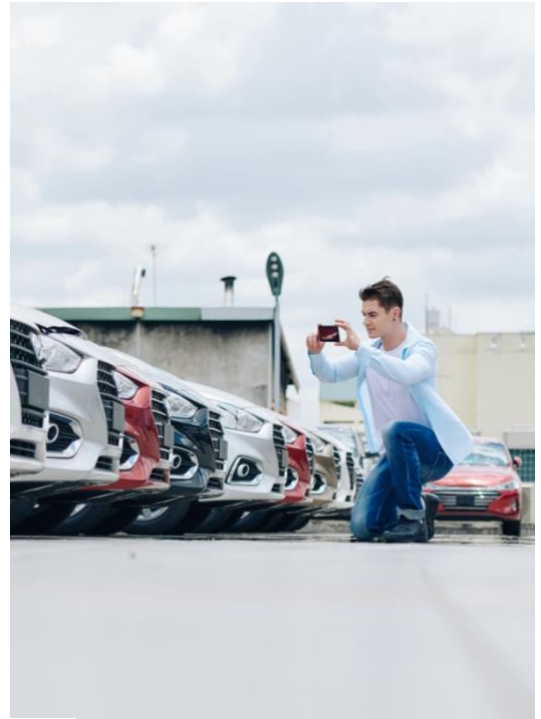
I&R Valuations Pty Ltd is a fully compliant BBBEE registered company. Ownership is divided between two directors as 51% Mr. Nduma Ivan Makondo and 49% Mr. Rudi Rademeyer. Each director is fully qualified and registered with more than 25 years of experience between them and they are dedicated to deliver services that has proven to exceed client expectations.

Together with their team they have worked with more than 350 clients since its inception in 2019 and they are also familiar with large financial institution valuation systems having done work together with clients such as First National Bank, ABSA and Standard Bank.

I and R Valuations Pty Ltd is duly registered under the laws of the Republic of South Africa as a Private Company with Registration Number 2019/515666/07 and VAT registration 4770290254.



*We always provide you
with valuations that are
legally compliant and
reflective of the current
market conditions.*



1. Our Vision

To provide trusted high quality professional services to our clients at all times. We aim to grow a multi-disciplinary team to offer broad, specialist valuation services and to become the most preferred company in our field of operation.

2. Mission Statement

We are dedicated to providing the highest quality valuation services. We strive to inspire a positive lasting impact by operating at the highest level of honesty, integrity, and expertise. Our collaborative spirit and desire to grow will help us achieve the goals we set together with our clients.



Our Services

1. Fixed Assets

Residential:

We understand that knowing the true value of your residential property is crucial when making important financial decisions. Whether you are looking to buy or sell a property, refinance your mortgage, or simply curious about the current market value of your home, our team of experienced and qualified valuers can provide you with accurate and reliable residential valuations.

Purposes:

- Insurance Valuations
- Valuations for Mortgages
- Mortgage bonds and loan security
- Property Rates
- Deceased Estates
- Divorce Settlements
- Actions
- Servitudes
- Rental Determinations

What sets our residential valuations apart is our commitment to delivering a comprehensive analysis that considers all relevant factors to determine the fair market value of your property. Our valuers are well-versed in the local housing market and possess extensive knowledge of property trends, neighbourhood characteristics, and comparable sales data. We take into account both the intrinsic and extrinsic qualities of your property, including its condition, location, size, layout, and any recent renovations or improvements.

We ensure that our residential valuations adhere to industry standards and are conducted following the appropriate valuation methodologies, such as the comparative sales approach, income capitalisation approach, and cost approach.

Our valuers also stay up to date with the latest market trends and regulatory changes, allowing us to provide you with valuations that are legally compliant and reflective of the current market conditions.

When you engage our services for a residential valuation, you can expect a transparent and efficient process.

Commercial and Industrial

At our company, we recognize the importance of providing a high-quality and professional service to our commercial property clients. With our expertise in commercial valuation and extensive experience in the property industry, we can offer our clients a comprehensive and well-informed package tailored to their specific needs.

When it comes to properties falling within the Industrial category, such as warehouses, distribution centres, manufacturing buildings, and more, determining a fair, independent, and accurate value requires a deep understanding of not only the type of structure but also various other factors. These include the uniqueness, accessibility, size, age, and condition of the property, all of which contribute to its value.

Additionally, our valuers take into consideration the achievable income and operational costs associated with the property. By considering these factors, we ensure that our clients receive an accurate and reliable valuation that reflects the true worth of their industrial property.

Agricultural

Welcome to your trusted partner for expert agricultural valuation services in South Africa. While we are based in Johannesburg, our services extend to a variety of agricultural fields throughout the country, with a specialisation in Gauteng, the North-West Province and surrounding areas.

We understand that the agricultural industry operates in a dynamic and ever-changing environment. That's why, at I&R Valuations Pty Ltd, we prioritise building strong relationships with farmers. We believe that having a good rapport with our clients is essential to providing them with the specialised and reliable service they require.



When you need a valuation for a farm, you can rely on us to provide you with expert advice and guidance.





2. Moveable Assets

Our expertise spans a broad range of asset types, including yellow metal, vehicles, heavy commercial vehicles, loose assets, household goods and livestock.

Vehicle Valuations

Our valuers will schedule an on-site inspection of our vehicle valuation service is comprehensive, encompassing personal vehicles, luxury automobiles, and vintage models. With a profound understanding of both local and international vehicle markets, our professionals can accurately assess the value of a wide array of vehicles. We pride ourselves on providing transparent, unbiased, and quick valuations to our clients.

Heavy Commercial Vehicles

The valuation of heavy commercial vehicles requires a special kind of expertise due to their complexity and high value. At I&R Valuations Pty Ltd our skilled valuers can accurately gauge the worth of these assets. They take into account factors such as the vehicle's condition model, age, mileage, and the market demand, ensuring the valuation provided is both fair and market aligned.

Yellow Metal

We specialise in the valuation of yellow metal, ranging from construction machinery to mining equipment. Our team of experts have in-depth knowledge of the industry standards and trends enabling us to provide precise valuations based on existing and potential future market conditions.



Loose Assets

We are also experienced in the valuation of various types of loose assets including office equipment, industrial machinery, and retail inventory, amongst others. We apply sophisticated valuation methodologies, considering the factors such as usage, condition that, our clients receive the most accurate and fair market value for their loose assets.

Household Goods

At I&R Valuations Pty Ltd, we understand the significance of household goods to an individual or family. Whether these items are for personal enjoyment, have sentimental value, or form part of an estate inventory, our specialised household goods valuation service ensures that each item's worth is accurately assessed.



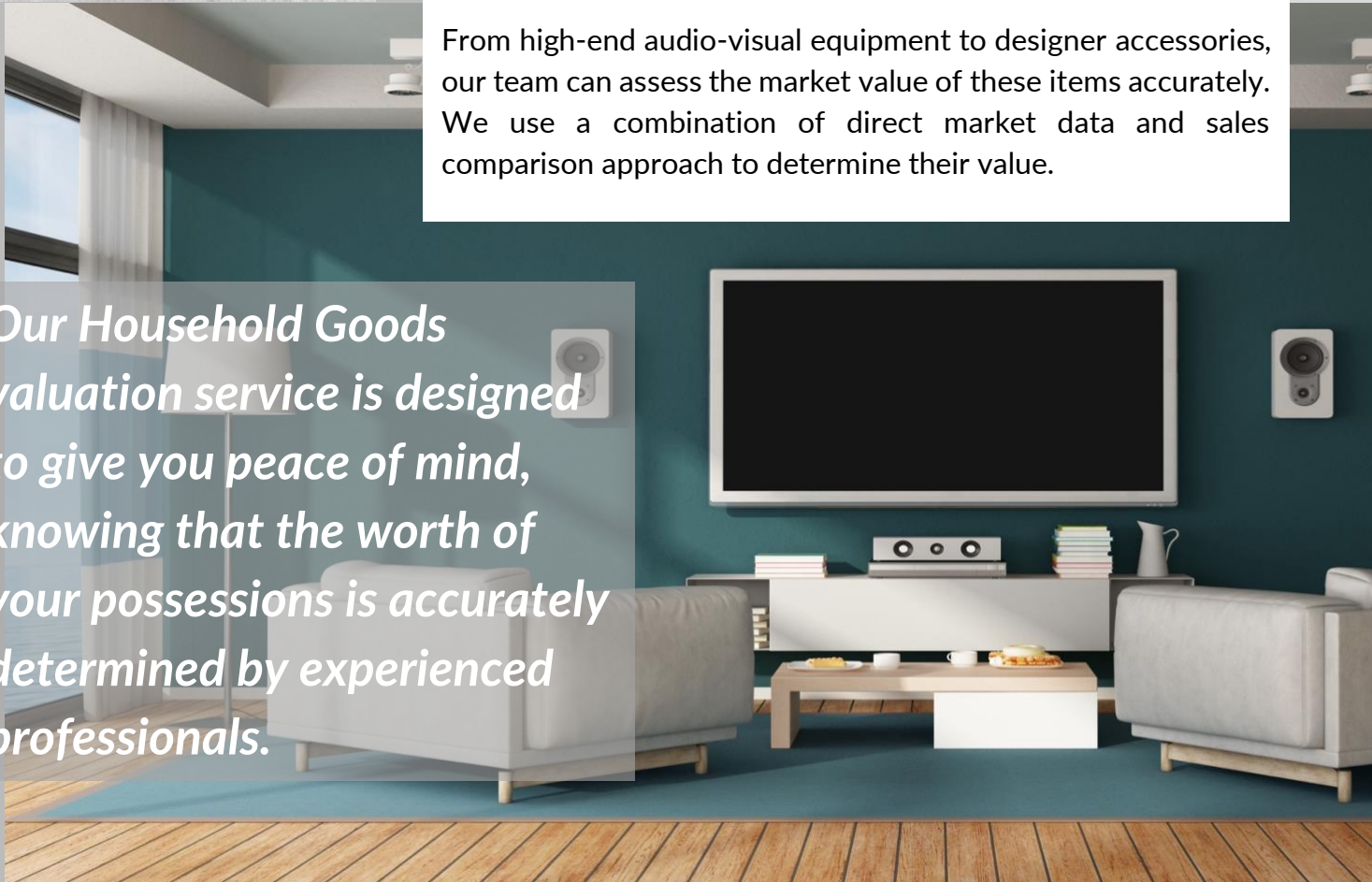
Furniture and Appliances

Our valuers understand the nuances in assessing the value of furniture and appliances. From antique tables to modern refrigerators, we take into account the item's make, condition, and comparable market prices. Our team stays updated on the latest trends in design and technology, enabling them to value these items accurately.

Electronics and Personal Effects

From high-end audio-visual equipment to designer accessories, our team can assess the market value of these items accurately. We use a combination of direct market data and sales comparison approach to determine their value.

Our Household Goods valuation service is designed to give you peace of mind, knowing that the worth of your possessions is accurately determined by experienced professionals.



Service Insight

Our valuers will schedule an on-site inspection of all properties, vehicles and assets during which we will meticulously assess all relevant features and take into account all factors that may contribute to the overall value. Following the inspections, our team will conduct in-depth research and analysis to derive an accurate, certified valuation report that will be delivered to you in a timely manner.

On all valuation types we cater to a diverse range of clients including homeowners, real estate agents, developers, lawyers, and financial institutions. Whether you are looking to buy, sell, rent or invest in a property or other assets, our team of experienced professionals is committed to providing you with the highest level of service. We are dedicated to ensuring that our clients make informed decisions and achieve their goals.

At I&R Valuations Pty Ltd, we prioritise customer satisfaction and understand the importance of responsive communication. Our team is readily available to answer any questions or concerns you may have throughout the valuation process. We strive to provide personalised attention to each client and deliver valuations that meet and exceed your expectations.

1. Why a Valuer?

There are numerous reasons the value of an asset may need to be determined including financing, market values for purchase or sale, rates assessment, expropriations, cost accounting, reporting to shareholders, mergers/takeovers and replacement costs for insurance purposes.

A valuer is a qualified professional who has been educated to determine the value of assets by taking various value forming attributes into account. Valuers use their knowledge and understanding of market forces and influences to determine the impartial and substantiated value of various assets.

Determining the value of your fixed or movable assets is essential to make informed decisions.





**+25 Years
Experience**



**+30 000
Valuations Done**



**Qualified
Professional**



**+350 Happy
Clients**



**BBBEE Level 2
Certified**

2. Why Choose Us?

Choosing I&R Valuations Pty Ltd means partnering with a valuation firm that is dedicated to excellence, transparency and customer satisfaction. Our comprehensive valuation services, expert team and personalised approach set us apart from the competition. We endeavour to provide not just a service, but a partnership that helps our clients navigate their asset management journey with confidence and success.

With I&R Valuations Pty Ltd you can rest assured that your assets, movable or immovable, are being assessed by professionals who understand your needs, the market nuances and the importance of accurate valuation in achieving your financial and business objectives.



The directors of the firm will always be in control of the key functions on our projects, and we are equipped with the latest technology and resources to ensure the best possible service.

3. Our Clients

Our expert services cater to a diverse range of clients including homeowners, farm-owners, real estate agents, property developers, lawyers, accountants, SARS, Government and financial institutions and vehicle financing services.

4. Service Areas

Our current operations are in Gauteng, Western Cape and the North-West with the ability to service other geographical areas based on demand and the scale of the project.

Our Team



Nduma Ivan Makondo
Director

Skills and expertise

A qualified Professional Valuer registered with the South African Council of Property Valuers Profession (SACPVP Reg no 7285/0).

He has been operating in the Gauteng and North-West regions since 2012. He holds a National Diploma in Real Estate as well an Extracurricular Certificate in Programme in Property with the University of Johannesburg.



Rudi Rademeyer
Director

Skills and expertise

A qualified Professional Valuer registered with the South African Council of Property Valuers Profession (SACPVP Reg no 6055/8).

He has been operating in the Gauteng and North-West regions since 2005. He holds a National Diploma in Real Estate with Cape Peninsula University of Technology

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