

PROPERTY VALUERS  
AND APPRAISERS

COMPANY PROFILE  
**ACI PROJECT  
MANAGEMENT  
SERVICES**



# COMPANY DETAILS

**MRICS, PROFESSIONAL VALUERS AND APPRAISER FOR THE  
MASTER OF THE HIGH COURT (PRETORIA, SOUTH AFRICA)**

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All Cast Investments (Pty) Ltd (1998/012474/07) T/A  
**ACI Project Management Services**



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**CONTACT**  
**Danie Crous**  
MRICS, Professional Valuer, Appraiser for the Master of the  
High Court, Auctioneer, Principal Real Estate Agent



**COMPANY REGISTRATION**  
(Pty) Ltd: 1998/012474/07  
VAT number: 44220178240

## **B-BBEE STATUS**

According to the Broad-based Black Economic Empowerment (B-BBEE) Codes of Good Practice, ACI Project Management Services qualifies as an exempted micro enterprise and Level 4 contributor with a 100% procurement recognition level.



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# ABOUT US

ACI Project Management Services is a valuation firm that provides property valuation services (movable and immovable) and consultation throughout South Africa and its neighbouring countries.

We consider ourselves to be a productive group, with solid work ethics, that exerts optimal effort to ensure that all commissioned tasks are completed on time and to the highest standard.

We are equally comfortable working independently to meet your company goals, as well as collaboratively as part of a team. We have been in the property industry for over 35 years and our management is experienced in property valuations, appraisals, auctioneering, project management, building management and costing, as estate agents for buying and selling, and arbitration.

**PLEASE BE ASSURED OF OUR BEST INTENTIONS AND SERVICE AT ALL TIMES.**

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## VISION

We strive to be the preferred brand in valuation, auctioneering and selling of real estate; to be the best, most trusted valuation and auctioneering company in South Africa. We aim to do all our sales by way of auctioneering as this method is fast, fun and effective.

## MISSION

To value all types of property with accuracy, ensuring that valuation reports are informative and detailed, and to sell properties with the best auction practices and customer satisfaction that is both affordable and beneficial. We aim to have customers return time and time again to experience the trusted service they have come to expect.

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**ACI Project Management Services partners with Daniël Crous Auctioneers (registered at The PPRA) for all property auctions, estate agent sales and rentals.**

- Online auctions
- On-site auctions
- Non-reserved auctions
- Reserved auctions
- Registered estate agents
- Property sales and rentals
- Movable and immovable property

**Visit our website to learn more about the auction process, as well as the benefits that it holds for both buyers and sellers**

[www.danielcrousauctioneers.co.za](http://www.danielcrousauctioneers.co.za)

# VALUATION SERVICES

A property valuation is a professional assessment of what your property is worth at a specific date, considering all relevant factors. A property valuer provides advice on residential, commercial, industrial and rural real estate issues. Typical duties of a valuer may involve the inspection of properties, verification of planning regulations to see if changes to a property are allowed, researching the sales of properties and preparation of reports. When appointing a valuer, it is necessary to ensure that the valuer is registered with the South African Council for the Property Valuers Profession.

## We specialise in:

- Airspace
- Arbitration
- Asbestos inspections at buildings
- Capital Gains Tax valuation
- Expropriation valuations
- Going-concern valuations
- Government expropriation of property
- Insurance valuations
- Investment property valuations
- Late estate valuations
- Movable and immovable property
- Municipal valuations/objections
- Non-reserved auctions
- Online auctions
- On-site auctions
- Property sales, acquisitions and rentals (registered estate agents)
- Property inspections and defects
- Rates objections
- Rental valuation
- Replacement and fair value
- Reserved auctions
- Sequestration valuations
- Valuation certificates
- Valuation reports and many others

Valuation reports of immovable property are done between R20 000 and R500 million

## Our professional team is registered or qualifications completed with the following organisations and institutions:

- ☒ **Appraiser of the Master of the High Court**  
(Pretoria, South Africa)
- ☒ **Commissioner of Oaths** (South Africa)
- ☒ **Professional Valuer, SACPPV**  
(South African Council for the Property Valuers Profession)
- ☒ **Chartered Valuation Surveyor, MRICS (UK)**  
(Royal Institute of Chartered Surveyors)
- ☒ **Graduate Personal Property Appraiser (GPPA)**  
Uniform Standards of Professional Appraisal Practice exam, NAA, Las Vegas, Nevada, USA
- ☒ **National Association of Auctioneers (NAA), CAI Member**  
Ballentine, Overland Park, Kansas, USA
- ☒ **Colonel in Auctioneering**  
WWCA, Masson City, Iowa, USA
- ☒ **Master Practitioner in Real Estate** (South Africa)  
The Estate Agent Board
- ☒ **Member** (South Africa)  
The South African Institute of Valuers



## CONTACT

Danie Crous

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# PROPERTY TYPES

- Agricultural holdings and farms
- Arbitration properties
- Commercial and retail properties; including shops, franchises and office buildings
- Factories and warehouses
- Filling stations
- Fixtures and fittings
- Flats (single and blocks)
- Furniture and barcoding
- Group housing developments
- Guesthouses
- Hangers (aeroplanes)
- Historical buildings
- Holiday resorts
- Hotels, bed-and-breakfasts, lodges
- Houses (residential and business)
- Industrial property
- Insolvent estates
- Leasehold property
- Market rental
- Mixed use property
- Movable assets
- Multi-storey buildings
- Nature reserves
- Open-cast mines
- Partially developed townships
- Plant and machinery
- Potential township land
- Public storage
- Religious buildings
- Rental determinations
- Residential sectional titles
- Restaurants
- Retirement homes
- Schools
- Servitudes
- Share block schemes
- Silos
- Single dwellings
- Smallholdings
- Specialised property valuations
- Special-type properties
- Supermarkets
- Time share schemes
- Townhouses
- Vacant land and property stands

# PURPOSE OF VALUATIONS

- Air space
- Balance sheet
- Before and after
- Buying and selling
- Capital Gains Tax
- Company assets
- Compensation (town planning)
- Cost of buildings (QS)
- Crop production
- Deceased estates (banks/private)
- Developments
- Divorce matters
- Endowments
- Expropriation
- Financial statements
- Goodwill value
- Incidental costs
- Informal settlers
- Investment
- High court
- Insurance value
- Investments
- Land claims
- Leasebacks
- Loan collateral
- Market value
- Mortgage bonds and security
- Property rating
- Quality and structure finishing
- Rating purposes
- Rental determination
- Risk management
- Usufruct and many others

## MODELS USED

- Comparable sales
- Discounted cash flow (DCF)
- Residual method
- Income capitalised method
- Straight-line depreciation
- Expropriation (Act 63 of 1975)
- Insurance value cost
- Replacement approach
- Depreciated replacement cost
- Goodwill value



# ORGANISATIONAL STRUCTURE

