

Andre van Biljon

Professional Valuer (Reg. No. 2774/0)

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Personal Profile

Name: Andre van Biljon
Date of birth: 25 January 1959
Place of birth: Worcester
School matriculated: Worcester Gymnasium, Worcester
Year matriculated: 1976
Home language: Afrikaans
Status: Married

Introduction

I started my valuation career during 1981. I have completed the Diploma in Property Valuation at Technikon SA. During my career as Property Valuer, I have worked on a variety of projects including valuations for the government, local authorities, banks, insurance companies, accounting firms, law firms, developers and private clients. I have also been involved in commercial, industrial and retail property broking industry.

I am registered as a Professional Valuer in terms of Act No. 47 of 2000 with the SA Council for the Property Valuers Profession.

I can offer you proven skills in valuation project work, as well as commitment, energy and a real enthusiasm for the Property Valuation Industry.

Key Skills

Sound knowledge of valuation industry

- Combination of academic study and “real world” training by completion of the National Diploma in Property Valuation and in-house training and experience concurrently.
- Genuine passion and interest in property valuations.
- Experience on a variety of valuation projects, giving me a broad understanding of the property valuation industry.

Ability to work successfully as a member of a team

- Team work is a key part of my current role, which involves working as part of a small team of property valuers, as well as working within the larger team towards the successful completion of the project.

Commitment to success in the industry

- Ability to network effectively.
- Enthusiastic participation in professional development and ongoing workplace learning.

Excellent skills in stakeholder management

- Specialist skills in subcontractor and tender management.
- Autonomous control of important external relationships.
- Good understanding of the importance of internal relationship management within the project environment.

Time management

- Tight deadlines with work means that I have had to manage my time to make sure that I get all my work done.

Focused and willing to learn

- I have a very clear career goal to focus on and work towards.
- I am very willing to learn from my workmates and to use that knowledge to get a even better understanding of the valuation industry. I believe that one never stops learning.
- I have experience of the valuation industry through my work experience placement, so I know that it is where I want to be.

Reliable

- Always on time and ready to work.

Computer skills

- Excellent

Other

- Strong customer focused approach
- Adaptable and flexible
- Attention to detail
- Focused professional

Employment Summary

A van Biljon Property Group (Goodwood/ Worcester)
Professional Valuer

1995 – current

I am working in my own valuation practice. I worked on a variety of projects including valuations for the government, local authorities, banks, insurance companies, accounting firms, law firms, developers, farmers and private clients.

My role includes:

Valuations:

- Valuation of all types of properties, including specialized properties for all purposes
- Rental valuations
- Expropriations
- Sub-divisions
- Consolidations
- Valuation Court Hearings
- Communication with clients

Leasing & Sales:

- Leasing of commercial, industrial and retail premises
- Sales of commercial, industrial and retail properties
- Negotiation
- Drafting of Offers to Lease
- Drafting of Offers to Purchase
- Communication with landlords and clients
- Attending meetings

During this period I have also been contracted to perform the following valuations:

- General and Interim Valuation – Hopefield Municipality
- General and Interim Valuation – Kleinmond-Hangklip Municipality
- General and Interim Valuation – Velddrift Municipality
- General and Interim Valuation – Wolseley Municipality
- General and Interim Valuation – Worcester Municipality
- General Valuation – George Municipality

I also performed valuations for Capital Gains Tax for numerous clients.

Marais, Panos & Associates (Cape) CC (Parow)

1993 – 1995

Professional Valuer

During this period I was in partnership with the late Mr John Panos and Mr George Rentzke in Parow, Western Cape. I have worked on a variety of projects including valuations for the government, local authorities, banks, insurance companies, accounting firms, law firms, developers and private clients.

During this period we have also been contracted to perform the following valuations:

- General and Interim Valuation – Cape City Council
- Interim Valuation – Kraaifontein Municipality

My role included:

- Valuation of all types of properties for all purposes
- Rental valuations
- Expropriations
- Valuations for sub-divisions
- Valuations for consolidations
- Valuation Court Hearings
- Communication with clients
- Attending meetings

* Reason for leaving: Started my own private practice.

Department of Public Works and Land Affairs (Cape Town) 1990 – 1993

Professional Valuer

During this period I was based in Cape Town as “Government Valuer” covering the whole of the Western Cape, West Coast, Northern Cape, Boland and the Karoo.

My role included the following:

- Valuation of government properties for buying and selling
- Valuations for insurance purposes
- Rental valuations
- Expropriations
- Valuations for sub-divisions
- Valuations for consolidations
- Evaluation of valuation reports of sub-contractors (private valuers)
- Attending meetings
- Communication with clients
- Communication with other departments
- Assistance with property tenders

For the first 3 months after joining the department I worked in Pretoria with the late Mr Kleynhans from whom I learned a lot regarding the valuation industry.

* Reason for leaving: Went into private practice with two partners.

Saambou Bank (Worcester)

1986 – 1990

Professional Associated Valuer

During this period at Saambou Bank I was based in Worcester doing valuations for mortgage purposes. I was engaged in the valuation of commercial-, industrial and residential properties as well as filling stations, sectional title units and small holdings. I had a huge workload with a total of 15 towns I had to service in the Western Cape on a continues basis.

My role included the following:

- Valuations of properties for mortgage purposes
- Valuations for insurance purposes
- Valuations for sub-divisions
- Valuations for consolidations
- Meetings with management
- Meeting dead lines - Turn around times
- Client service
- Communication with clients
- Communication with other departments in the branch

Being the only valuer at the branch I learned to work on my own, to take responsible, to be self motivated and to be organized to meet dead lines.

* Reason for leaving: To gain more experience in the valuation industry.

Cape Provincial Administration (Worcester)

1981 – 1986

Candidate Valuer

My first role in the valuation industry was to offer general support to the Valuers during General and Interim Valuations for the Local Authorities and Divisional Councils. This role enabled me to confirm that I was interested in a career path in the valuation industry and it also motivated me to to start studying towards the National Diploma in Property Valuation via

Tecknikon SA. After 3 years I was giving permission to supervise General- and Interim Valuations with the assistance of a junior Candidate Valuer.

It include the following properties:

- Residential
- Commercial
- Industrial
- Small holdings
- Farms
- Government properties
- Local Authority properties
- Schools
- Colleges
- Churces
- Filling stations
- Open spaces
- Vacant land
- Specialized properties
- Etc.

My role included the following:

- Valuation of all types of properties
- Valuations for sub-divisions
- Valuations for consolidations
- Attending court hearings
- Supervision
- Time Management – Meeting dead lines

* Reason for leaving: Higher salary offered.

SARS (Worcester/ Durban)

1979 – 1981

Clerk (Sales Tax)

I started my career at SARS, Worcester and was promoted after one year to supervisor at the Durban office.

The skills I learned during my period in this job included.

- Client service
- Supervision
- Excellent telephone manner
- Team work within a small team
- Communication skills
- Dealing with clients (tax payers) complaints
- Issue resolution and problem solving
- Meeting dead lines
- Organize and leading meetings with staff

* Reason for leaving: Change of job industry.

SAAF (Pretoria/ Grootfontein)

1977 – 1978

National Service

During this period I did my two years national service at the South African Air Force. During my first three months I was based at Valhalla, Pretoria. I was then transferred to Waterkloof Air Force Base (Pretoria) for the following 3 months. The last six months I was based at Grootfontein, Namibia.

I was part of the security department, our main responsibility to look after the security of the Air Force Base.

The skills I learned during my period in this job included.

- Responsibility
- Self motivation
- Supervision
- Telephone manner
- Team work within a large team
- Communication skills
- Issue resolution and problem solving

During my period at Waterkloof Air Force Base I have been appointed as VIP Guard, responsible for the security of Mr P W Botha, that time being the Minister of Defence.

High Lights

- Valuation of the Parliamentary properties in Cape Town including the ministerial dwellings.
- Valuation of the Parliamentary Villages in Cape Town (Acacia Park, Laboria Park and Pelican Park).
- Valuations at Robben Island.
- Valuation of government properties in Walvis Bay when the town was handed over to Namibia.
- General and Interim Valuation – Worcester Municipality, comprising approximately 14,000 properties.

Education Summary

Technikon SA

Braamfontein (Correspondence)
National Diploma in Property Valuation

1982 - 1988

Affiliations

- Registered as a Professional Valuer in terms of Act No. 47 of 2000 with the SA Council for the Property Valuers Profession.
- Appointed as Appraiser in terms of Act No. 66 of 1965

Interests

- I like to spend time with my friends and family
- I am very interested in angling and snorkle diving
- I also like to spend my free time reading

Referees

Referees available upon request