

helen van stryp
PROFESSIONAL PROPERTY VALUER

083 637 0141
helen@hspv.co.za
www.hispropertyvaluations.co.za
Quality, Value, & Joy



H&S PROPERTY
VALUATIONS

Valuation Certificate

Erf 176, Beachview, Gqeberha,
Eastern Cape



MARKET VALUE:
VALUATION DATE:

R 5 800 000
04 August 2026

1. NAME OF APPLICANT:

2. STREET ADDRESS OF PROPERTY: 28 Seestransd Way, Beachview, Gqeberha, Eastern Cape

3. PROPERTY DETAILS / TITLE DEED INFORMATION:

Title Deed Description: Erf 176, Beachview, Gqeberha,
Province: Eastern Cape

Extent: 1 289 m²
Purchase Price: R 4 400 000
Purchase Date: 13 April 2021
Freehold/Leasehold/Sectional Title: Freehold
Bond: No bond registered against this property
Restrictive conditions/Servitudes: None which was mentioned in the deed summary
Inspection date: 30 July 2026
Valuation Instructions: To determine the market value of the property as at the date of valuation

4. LOCAL AUTHORITY INFORMATION:

NAME OF LOCAL AUTHORITY: Nelson Mandela Bay Metropolitan Municipality

TOWN PLANNING INFORMATION:

Zoning:

Permissible	Actual
Residential 1	Multi-level residential dwelling with detached outbuildings

Municipal valuation:

Total value: R 3 000 000 (year of valuation 2022)

5. VALUATION REPORT:

5.1 BUILDING AND IMPROVEMENTS:

Description: The subject is an impressive residential dwelling situated on an elevated stand and offers wonderful sea and beach views. The main dwelling offers comfortable accommodation and on the lower ground level is a 2-bedroom guest cottage. Since the improvements are attached, it can also function as a 6-bedroom dwelling. Flowing living areas and spacious bedrooms offered, and most of the bedrooms have sea views. Accommodation comprises of the following:

Main dwelling:

- *Covered entrance
- *Entrance hall
- *Staircase to the lower level with skylight to allow natural light
- *Lounge
- *Study with laminated timber floors and built in desk and shelves, fitted with air-conditioner
- *Dining room with excellent views
- *Kitchen with island, gas stove, Siemens appliances, built in warm drawer and micro-oven, prep bowl, dream box to house appliances, and scullery area

*3 En-suite bedrooms: master bedroom has a full bathroom with spa bath, built in vanity, air-conditioner and open onto the balcony. The second bedroom is en-suite and fitted with a shower, basin and wc and the third bedroom have a dressing room, en suite bathroom but the cupboards are incomplete and not yet fitted. All the bedrooms are fitted with plantation shutters.

*Guest bathroom with basin and wc

*Storage underneath the main building

*Wine cellar

*Balconies

*Double garage

*Separate single garage

*Walk-in safe

*Indoor braai open onto covered patio and swimming pool

*Balconies

Flat:

The flat can be reached via a separate entrance with security door and access is also directly from the double garage. Finishes are slightly dated compared to the main dwelling and accommodation comprises of the following:

Open plan kitchen with gas stove, and a breakfast nook

*Lounge

*Dining room

*2 Bedrooms with built in cupboards

*Bathroom with shower, basin and wc

*Double garage

Entertainment area:

The entertainment area is adjacent to the flat on the lower ground level and offers a spacious room with built in braai, fitted with sliding doors which open onto the balcony. A room is offered with an en-suite bathroom

Covered patio at the swimming pool area

Swimming pool with decking and excellent views

Other site improvements:

Walk-in safe

Swimming pool

Air-conditioner in master bedroom and study

Awnings

Construction:

Walls: Plastered and painted interior and exterior walls

Window and door frames: Aluminium window and sliding/folding doors

Roof: Concrete roof covering

Floor covering: Tiled floor covering

Paving:

The driveway to all the garages, to the main entrance and areas around the dwelling have been paved with interlock, brick pavers.

Boundaries:

Plastered and painted brick walls on all four the boundaries and fitted with an electric fence.

Water storage:

An underground water storage system with 15000L capacity, fitted with filters and a pressure pump and is plumbed into the main dwelling. Rain harvesting and municipal water sources utilized.

Alarm/security:

Security doors, plantation shutters and electric fence secure the boundaries and dwelling.

Sizes:

Main dwelling	447 m ²
Garages	117 m ²
Patio and balconies	84 m ²
Total:	648 m²

5.2 CONDITION OF IMPROVEMENTS

The subject appears to be in a maintained condition, but the boundary wall need a coat of paint to enhance the first impression. The built-in cupboards and bathroom in one of the bedrooms were incomplete on the day of inspection. Fitted with good quality and high-end finishes, but the guest cottage still has the original finishes. No structural or other serious damage was noticed on the day of inspection. No structural survey has been undertaken.

Incomplete dressing room:



Original flat kitchen:



In addition those areas which are covered, unexposed or inaccessible have not been inspected. Neither has the testing of electrical or other services been requested. This valuation assumes that the services and structures are in a satisfactory state of repair and condition unless otherwise stated in this report.

5.3 VALUATION

Valuation method: Direct comparable method

Market Value:

Definition: MARKET VALUE is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing, wherein the parties had acted knowledgeable, prudently and without compulsion.

The summary of the features of the "willing" buyer and seller are:

- They should be in a position to enter into a contract (financially and legally);
- They negotiate on equal terms;
- They are both well informed about the property and all its potentialities, as well as about the market for such properties (i.e. they are as well informed as the person who has taken all reasonable steps to obtain information);
- They are not under pressure (i.e. they are not forced to buy or sell the property within a limited time);
- They negotiate the transaction rationally.

When we analyse these features, it becomes clear that a "real" person could seldom comply with all of them.

The Valuer must therefore distance himself from the personalities concerned and imagine a hypothetical transaction in which both the buyer and the seller have the understanding and motivations that are typical of the market for the property or interest being valued (Minister of Water v Mostert 1966 4 SA 690 (A) 722c)

The Comparable Sales method of valuation has been used in the determination of the market value of the subject property for the purposes of this report. This method entails the identification, analysis, and application of recent comparable sales involving physically and legally similar properties in the general proximity of the subject property, to enable the Valuer to arrive at a norm, which will serve as a guide in estimating the market value of the subject properties. It has been established by the courts in actions involving market value disputes that comparable transactions afford a sound basis for arriving at a satisfactory guide in determining market value (Minister of Water Affairs V Mostert 1966 4 SA 690 (A) 723F], and the comparison method has been readily accepted as a sound valuation principle (Estate Marks v Pretoria City Council 1969 3 SA 227 (A) 253H-254B].

Comparable transactions in the immediate area, and similar neighbouring suburbs have been traced and the following came to light:

Comparable transaction 1:

Property: Erf 177, Beachview, Gqeberha, Eastern Cape

Address: 27 Seestrand Way, Beachview

Sales date: 07 September 2024

Price: R 4 299 000

Stand size: 935sqm

Comments:

This is a recently completed, single story dwelling is situated next to the subject and is smaller in improvement size (total size approx. 340sqm). Situated on a smaller sized stand and although the stand is not elevated, it offers similar views and direct beach access as the subject. Inferior regarding size and accommodation and fitted with neat, average modern finishes.

A plastered and painted brick dwelling under a tiled roof with surrounding open patio.

Conclusion: A higher value is extrapolated from this transaction.

**Comparable transaction 2:**

Property: Erf 16, Beachview, Gqeberha, Eastern Cape

Address: 17 Anker Way, Beachview

Sales date: 22 June 2026

Price: R 6 400 000

Stand size:

Comments:

This is a fully renovated residential dwelling in the same suburb, offers inferior locality and views but much better regarding internal design and finishes. An 8-bedroom dwelling with 5 bathrooms and 658sqm under roof. Superior regarding finishes with marble and porcelain splashbacks and countertops, high end finishes and in an immaculate condition. Distant sea views offered but no direct beach access. Superior in most regards: finishes, condition and quality finishes as well as better internal design but inferior locality on a smaller sized stand.

This transaction has not yet been registered but an offer was signed by both parties and a legal agreement. The estate agent involved in this transaction provided the info and she is familiar with both this and the subject property.

Conclusion: A lower value is extrapolated from this transaction.



Comparable transaction 3:**Property:** Erf 68, Kini Bay, Gqeberha, Eastern Cape**Address:** 39 Seaway Drive, Kini Bay**Sales date:** 12 April 2024**Price:** R 6 400 000**Stand size:** 1112sqm**Comments:**

A beautiful single story residential dwelling situated on a slightly smaller sized stand and has similar locality and sea views, and in a similar neighbouring residential suburb. Slightly better locality with no street between the dwelling and the beach. Direct beach access. Modern finishes but smaller in extent. Main dwelling 460sqm (Including patios and covered areas and garage double garage of 54sqm. Inferior regarding total improvement size of 514sqm but superior condition, finishes and curb appeal.

No upward adjustment made for time lapse as the market is slow and this comparable transaction is still relevant.

Conclusion: A similar value is extrapolated from this transaction.

**From the above:**

Limited number of comparable transactions above R4,500,000 could be traced. The average selling range in the area is between R2,500,000 and R4,300 000. Transactions above the mentioned range is few and far between which indicate the limited market for higher prices properties.

Taking the above-mentioned information into consideration as well as:

Δ comparable transactions;

Δ locality of the subject property in relation to necessary amenities;

Δ the current economic climate in South Africa

The value of the property is estimated:

CURRENT MARKET VALUE:

R5 800 000
FIVE MILLION EIGHT HUNDRED THOUSAND RAND

5.4 SUBURB DEMAND: (Macro location of the suburb)

Beachview is a relatively small niche market rather than a high-volume suburb, and a strong demand exists for properties with uninterrupted sea views, modern finishes, secure construction, easy beach access and good water security (an important consideration in the Eastern Cape). The subject tick all these boxes especially the sea views which consistently command a premium.

5.5 SALEABILITY:

Saleability is considered as average and over-capitalized based on the size and accommodation offered. Limited marketability as demand for 6-bedroom dwellings is average to poor. A narrow pool of potential buyers in this price bracket and a longer marketing period can be expected.

5.6 LOCALITY:

Direct access to the subject is via a network of tarred roads and can be reached via Seestrand Way. The subject has good locality within the suburb and excellent views.

5.7 GENERAL COMMENTS:

A luxury 6-bedroom residential dwelling in a middle-income, micro pocket in Beachview. An upgraded and modernized dwelling with spacious living areas, ample lock up parking and a swimming pool.

Based on the listed comparable transactions, the indicated value is considered as market related taking all the aspects of the subject property into account.

Having inspected the subject property and after taking consideration of all the value adding factors, I, Helen van Stryp, in my capacity as Professional Valuer, 6423, considers the above valuation to be a true and fair assessment of its current market value.



04 August 2026
DATE

Helen van Stryp
PROFESSIONAL VALUER
Registration number 6423

6. PHOTOGRAPHS:

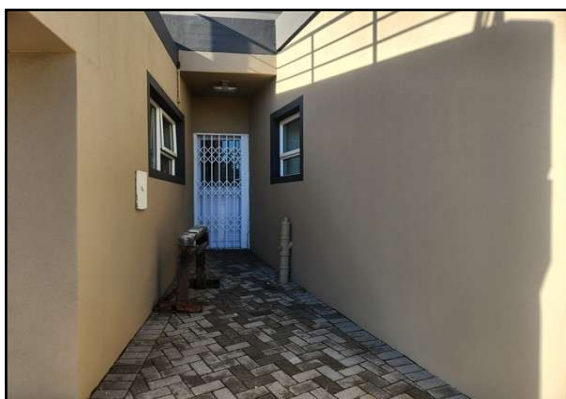
Exterior view:



Main entrance:



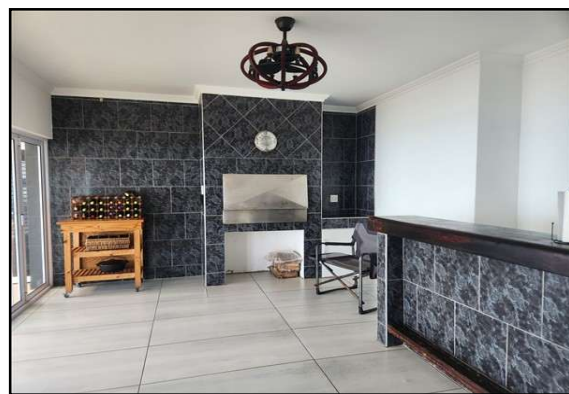
Separate entrance to the flat:



Dining room:



Indoor braai area:



Bedroom with built-in cupboards in flat:



Exterior beach view:



Entrance hall/lounge:



Swimming pool area:



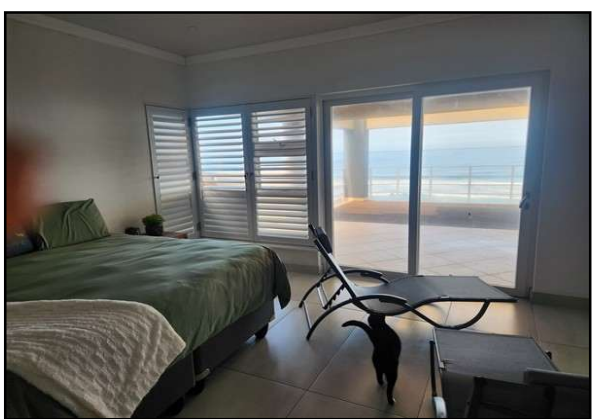
Bathroom with shower:



Bathroom with double basin and spa bath:



Bedroom with access onto balcony and sea view:



Kitchen island:



Kitchen:



AERIAL PHOTOGRAPH:

Subject indicated in green:

