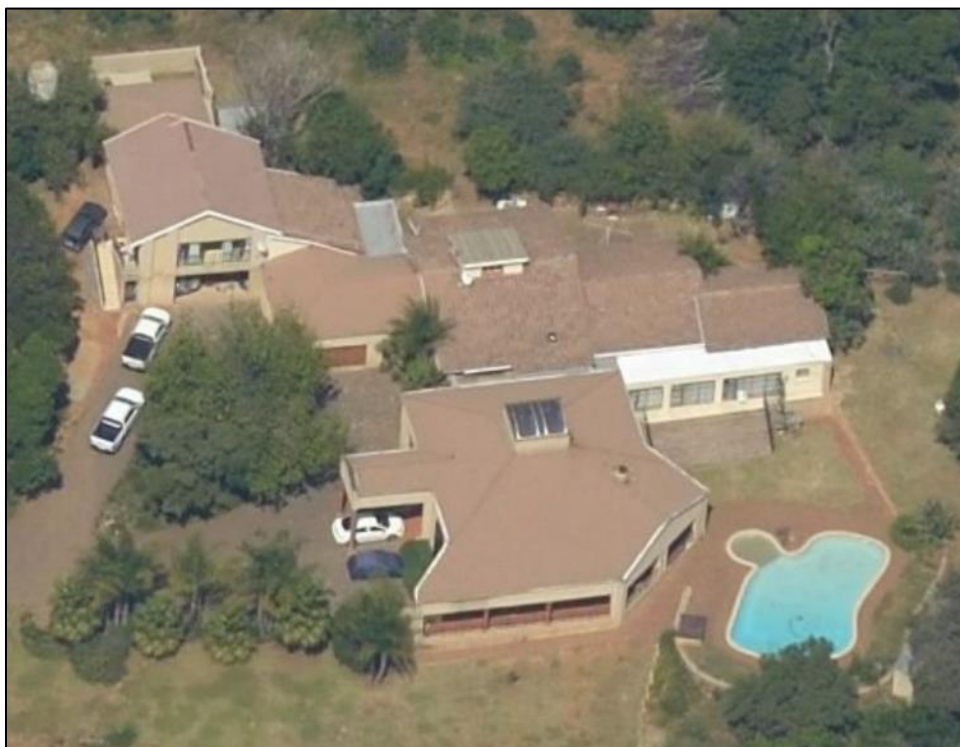




VALUATION REPORT OF RESIDENTIAL PROPERTY

REMAINING EXTENT OF HOLDING 17 POORTVIEW AGRICULTURAL
HOLDINGS

REGISTERED OWNER: ANDRE GIDEON JORDAAN



Prepared for

Absa Trust

Telephone number

011 225 8409 – Lucy Legodi

Prepared By

Y. van Dyk

Cell Number

082 785 5954

E-Mail Address

yolanda@aval.co.za

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PART B - VALUATION CERTIFICATE

I, Yolanda van Dyk, declare that I have inspected Remaining Extent of Holding 17 Poortview Agricultural Holdings; I have verified the particulars set out in this valuation, and I value the herein described property for the purposes of this valuation to the best of my knowledge and skill on 15 June 2021 at a Market Value of R5 100 000.00 (Five Million One Hundred Thousand Rand).

This certificate forms part of and must be read in conjunction with the valuation report. Please refer to Part C for a summary of the valuation report.

A handwritten signature in blue ink that reads 'Yolanda van Dyk'.

Yolanda van Dyk

Date: 16 February 2022

Property Valuer: Advanced Valuers (PTY) LTD

Registered Professional Valuer (South Africa) – SACPVP Reg. No. 6270

Member of the South African Institute of Valuers

A handwritten signature in black ink that reads 'Jan Oberholzer'.

Jan Oberholzer

Date: 16 February 2022

Property Valuer: Advanced Valuers (PTY) LTD

Registered Professional Valuer (South Africa) – SACPVP Reg. No. 3587

Member of the South African Institute of Valuers

PART C - VALUATION SUMMARY AND ADVISORY

- 1.1. The property is located in an established residential agricultural holdings node within the Roodepoort area that is known as Poortview Agricultural Holdings. It is well situated close to all amenities. Demand for average type dwellings is fair.
- 1.2. It comprises a single storey dwelling that is structurally sound and is slightly neglected condition with dated finishes and fittings. The property is regarded average compared to other dwellings in the immediate vicinity.
- 1.3. The Comparable Sales Approach is applied to determine the market value of the property.
- 1.4. The market value on the effective valuation date of R5 100 000.00 is regarded reasonable. Furthermore, replacement cost value of R9 900 000.00 and suggested monthly market rental of R40 000.00.
- 1.5. The property is currently by two tenants.

PART D - COMPREHENSIVE VALUATION REPORT

1. INSTRUCTION

Advanced Valuers (Proprietary) Limited was engaged by Lucy Legodi from Absa Trust to visit and inspect the subject property known as Remaining Extent of Holding 17 Poortview Agricultural Holdings, for advising you of our opinion of the Market Value as of 15 June 2021. For the purposes of this report, the abovementioned property will be referred to as “the subject property”.

2. GENERAL

Property Street Address	Corner of 17 Henrik Road and Malcolm Road
Suburb & City	Poortview Agricultural Holdings, Roodepoort
Date of Instruction	31 January 2022
Date of Inspection	07 February 2022
Date of Valuation	16 February 2022
Effective Valuation Date	15 June 2021
Value Added tax	Excluded from all calculations
Property vacant/occupied	Predominately unoccupied
Primary/Secondary residence	Primary
Monthly rental	Not applicable
Contact person	Fredri Jordaan – 076 673 0505

The purpose of valuation is to determine the market value for Deceased Estate purposes. The definition of ‘**Market Value**’ as laid down by the International Valuation Standards Committee is: “The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

Information contained in this report is regarded reliable and was obtained from the following sources:

- Pretoria Deeds office
- The office of the Surveyor General
- Lightstone
- Google Earth imagery
- Local Property Brokers
- Other sources

3. TITLE DEED INFORMATION

Title Deed Description	Remaining Extent of Holding 17 Poortview Agricultural Holdings
Registered Owner	Andre Gideon Jordaan (6106055139082)
Title Deed Number	T82032/1998
Registration Date	27 July 1998
Purchase Price	R530 000.00
Purchase Date	18 May 1998
Municipal area	City of Johannesburg Metropolitan Municipality
Site Area	1.4452 Hectare
Endorsements	B14834/2009 – R2 000 000.00 in favour of Absa Bank Limited B69009/1998 – R600 000.00 in favour of Absa Bank Limited
Servitudes	Only a summary of the Title Deed was obtained and scrutinised (please refer to Annexure C) and we therefore assumed that there are no onerous or restrictive conditions which apply that would adversely affect the value of the property.

4. MUNICIPAL INFORMATION

4.1. Town Planning Information – Permitted

Zoning Agricultural (City of Joburg)

The property appears to conform to the zoning specifications. Please note we have not had sight of the zoning certificate.

4.2. Municipal Valuation – please refer to Annexure E

R5 260 000.00 (Lightstone – 2018-2022 municipal valuation roll)

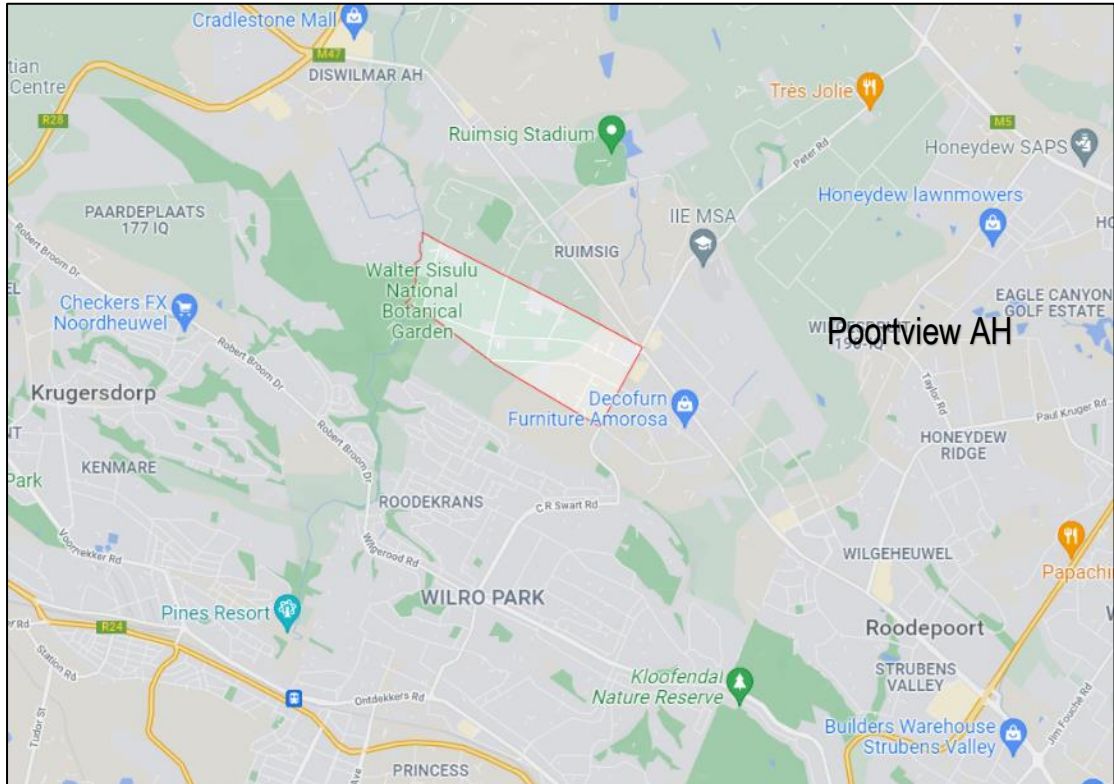
5. LOCALITY

Co-ordinates -26.0908, 27.8519

5.1. Site identification

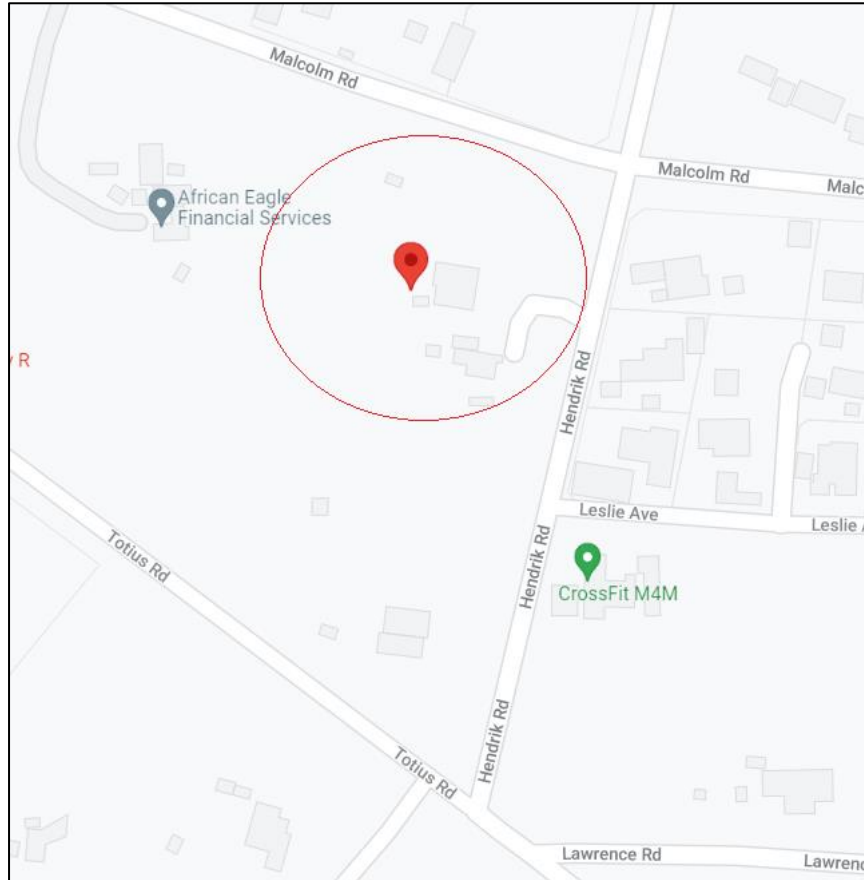
The property was positively identified by means of City of Johannesburg GIS and PlanetGIS.

5.2. Macro locality



On a macro level, the property is located in one of the northern suburbs of Roodepoort in a township known as Poortview Agricultural Holdings. Poortview Agricultural Holdings is an established, mainly residential agricultural node. Surrounding suburbs include Ruimsig North (north), Amorosa (east), Roodekrans (south) and Walter Sisulu National Botanical Garden (west).

5.3. Micro locality



On a micro level, this property is centrally located in a residential agricultural node just east of Walter Sisulu National Botanical Garden. It is situated at number on the corner of 17 Henrik Road and Malcolm Road. This is a popular and well-developed residential agricultural area and is close to a number of shopping centres and all other amenities. Surrounding and adjoining properties comprise a predominance of free-standing residences of single level and two-storey design typically offering four-bedroom or more accommodation with most having double garages. The area generally offers a combination of older dwellings that have been refurbished and modernised as well as original homes in a well-maintained condition.

5.4. Access

The property has easy access onto Hendrik Potgieter Road.

5.5. Municipal services

All municipal services are available and appear to be functional.

6. HIGHEST AND BEST USE

The International Valuation Standards (IVS 2017) defines the term “Highest and Best Use” as follows:

The determination of the highest and best use involves consideration of the following:

- a) To establish whether a use is physically possible, regard will be had to what would be considered reasonable by participants.
- b) To reflect the requirement to be legally permissible, any legal restrictions on the use of the asset, e.g., town planning/zoning designations need to be taken into account as well as the likelihood that these restrictions will change.
- c) The requirement that the use be financially feasible takes into account whether an alternative use that is physically possible and legally permissible will generate sufficient return to a typical participant, after taking into account the costs of conversion to that use, over and above the return on the existing use.

The current use of the property is physically possible (existing) and legally permissible (as per Item 4.1.) adheres to all requirements listed above. It is believed that without ruling out subdivision, consolidation and/or rezoning, the current zoning of the subject property represents highest and best use.

7. DESCRIPTION OF THE PROPERTY

A survey report has not been sighted. This valuation report assumes there are no encroachments of improvements by or upon the subject land. We reserve the right to amend our assessment should any encroachments be disclosed in a survey report.

This is a freehold residential agricultural property, improved with an average dwelling for the area.

7.1. Site

7.1.1. Topography and description

- This is a 1.4452 Hectare irregular shaped residential zoned Erf and the contour has a gradual rise from north to south.
- The land is irregular in shape and each boundary line is different.

7.1.2. Fencing

The Erf is fully fenced with a combination of a steel fencing and electric wiring.

7.2. Buildings

Our inspection and report have been carried out for valuation purposes only and does not constitute a structural survey. Accordingly, we have assumed in arriving at our valuation that there are no structural defects, the soil is stable, and services are all in good working order.

The property comprises an average dwelling with average fittings and finishes for the area and is constructed as follows:

Roof	Concrete tiles on low pitch timber roof trusses.
Ceilings	Gypsum board ceiling panels and concrete.
External Walls	Face bricks.
Glazing	Steel and aluminium door and window frames.
Internal walls	Plastered and painted and face bricks.
Floor coverings	Ceramic tiles and carpet.

7.2.1. Main dwelling

The main dwelling offers an entrance, entertainment area with built in braai, living room, dining room, family room, kitchen with scullery and pantry, study, indoor planter, guest lavatory, five bedrooms and a bathroom. Two of the bedrooms also has an en-suite bathroom. The other three bedrooms have a shower, basin and lavatory in the room. Three of the bedrooms have a kitchenette. These kitchenettes are ignored for valuation purposes as these are illegal and doesn't conform the zoning permitted.

Attached to the entertainment area is a large covered, partly enclosed patio. This leads to the swimming pool.

7.2.2. Outbuilding

Outbuilding comprises six car garage and staff accommodation (lounge, kitchen, separate lavatory and two bedrooms with a shower).

7.2.3. Flat

The first floor flat (on top of one of the garages) consists of a lounge, kitchen, two en-suite bedrooms.

7.3. Site improvements

7.3.1. Covered patio

7.3.2. Swimming pool (unused and in a neglected state of repair)

7.3.3. Covered entrance porch

7.3.4. Wire and electric fencing

7.4. Condition

The property is generally in a slightly neglected condition but no structural defects noticed. Some maintenance items were noticed, and fixtures and finishes are generally considered dated.

7.5. The approximate Gross Building Areas obtained from approved building plans.

Main dwelling	443.00m ²
Outbuilding	211.00m ²
Flat	76.00m ²
Patios	97.00m ²
Total	827.00m²

7.6. Property rating

Scale	Rating	Lettability	Saleability	Building condition
9	Excellent			
8	Very good			
7	Good			
6	Above average			
5	Average	X	X	
4	Below average			X
3	Poor			
2	Very poor			
1	Unlettable			

8. VALUATION METHOD

The International Valuation Standards (IVS 2017) define the three recognised and acceptable methods of valuation that could in principle be applied to determine the value of immovable property in Item 10 of the document as follows:

Consideration must be given to the relevant and appropriate valuation approaches. The three approaches described and defined below are the main approaches used in valuation. They are all based on the economic principles of price equilibrium, anticipation of benefits or substitution. The principal valuation approaches are:

- 8.1. *Market approach - The market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.*
- 8.2. *Income approach - The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset.*
- 8.3. *Cost approach - The cost approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk, or other factors are involved. The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and making deductions for physical deterioration and all other relevant forms of obsolescence. The value of a partially completed asset will generally reflect the costs incurred to date in the creation of the asset (and whether those costs contributed to value) and the expectations of participants regarding the value of the property when complete, but consider the costs and time required to complete the asset and appropriate adjustments for profit and risk.*

Valuation method applied

I opted to apply the Market Approach to determine the current market value of the subject property as the South African legal system prefers this valuation method.

9. RESEARCH

COVID-19

International Valuation Standards (IVS 103 Reporting) suggests that the valuer "...provide useful information, the report must set out a clear and accurate description of the scope of the assignment, its purpose and intended use (including any limitations on that use) and disclosure of any assumptions, special assumptions (IVS 104 Bases of Value, para 200.4), **significant uncertainty or limiting conditions that directly affect the valuation**. Based on this, Advanced Valuers (Pty) Ltd confirms the following:

- The 2020 COVID-19 pandemic and national state of disaster during March/April 2020 has created massive uncertainty globally.
- During this period, it is possible that property values may experience higher levels of volatility in the short term, with the longer-term outcomes still unknown.
- The national lockdown during 2020 (and subsequent liquidations, sequestrations, job losses, etc.) may have an impact on values during this period and going forward.
- For the purposes of this valuation report, it is important to note that our value is based on historical data (such as rental rates and capitalisation rates achieved prior to the global pandemic) and downwards adjustment based on extensive research and opinion of other reliable property experts is allowed for where deemed necessary/applicable.
- The final impact of the Covid-19 pandemic on property values will only be known to us as soon as concrete evidence becomes available. This evidence would mainly include analysis of sales transactions that are recorded in the Deeds Office.
- We opted to allow for adjustments to the critical elements in our calculations/valuation (i.e., comparable sales transaction, gross rental rates, vacancy rates, expenditure, capitalisation rate, etc.) to arrive at a reasonable value on the effective valuation date.

Our research shows that there is a fair demand for full title properties within the residential agricultural suburb of Poortview Agricultural Holdings. Demand for purchase is dictated by price dependency, with high-value (over R6 000 000.00) and overpriced properties remaining on the market for extended periods.

The average house in the general vicinity of the subject property offers four to six bedrooms with three to six bathrooms. It is clear that the house on the subject property is average for the area with five bedrooms and five bathrooms. Sales information shows a total of 7 registered sales transactions in Poortview Agricultural Holdings since January 2020 at prices between R2 700 000.00 and R11 1000 000.00. After removing four transactions that were probably not market related, the average purchase price achieved for that period was between R3 250 000.00 and R11 1000 000.00. The subject property is regarded average for the area and the current market value should be placed within this range.

Three of these transactions have been scrutinised and the results are tabulated as follows:



9.1. Portion 1 of Holding 36 Poortview Agricultural Holdings

Price	R11 100 000.00
Date	10 August 2021
Erf Size	1.5820 Hectare
Bedrooms	±7
Bathrooms	±7
Building size	±950.00m ²
Selling Rate	R11 700.00 per m ²




The property is located a few hundred meters north of the subject along Bernard Street. The transaction compares well regarding location and land extent in superior condition, finishes and building size.

Adjustment for erf size	No adjustment is required.
Adjustment for building extent	A 10% downwards adjustment will be made, as the subject property has an inferior building extent of approximately 120.00m ² .
Adjustment for overall condition and curb appeal	A combined 20% downwards adjustment will be made for this category.
Adjustment for internal fittings and finishes	A 20% downwards adjustment will be made, as it is considered that improvements of the subject property are internally inferior compared to that of the comparable property.

Purchase price		R 11,100,000
Adjustment for erf size	R 0	R 0
Adjustment for building extent	-10%	-R 1,110,000
Adjustment for overall condition and curb appeal	-20%	-R 2,220,000
Adjustment for internal fittings and finishes	-20%	-R 2,220,000
Adjustments relate to a rounded value of		R 5,600,000

9.2. Holding 41 Poortview Agricultural Holdings

Price	R6 200 000.00	
Date	23 June 2021	
Erf Size	2.4465 Hectares	
Bedrooms	±4	
Bathrooms	±3.5	
Building size	±550.00m ²	
Selling Rate	R11 300.00 per m ²	
<p>The site is situated a few hundred meters north of the subject along Hendrik Road. It compares well in terms of location with superior land extent, finishes and condition but with a far smaller building size.</p>		
Adjustment for erf size	The Erf of the subject property is 1.0013 Hectare smaller compared to the Erf of the comparable property.	
Adjustment for building extent	A 25% upwards adjustment will be made, as the subject property has a superior building extent of approximately 270.00m ² .	
Adjustment for overall condition and curb appeal	A combined 15% downwards adjustment will be made for this category.	
Adjustment for internal fittings and finishes	A 15% downwards adjustment will be made, as it is considered that improvements of the subject property are internally inferior compared to that of the comparable property.	

Purchase price		R 6,200,000
Adjustment for erf size	-R 801,040	-R 801,040
Adjustment for building extent	25%	R 1,550,000
Adjustment for overall condition and curb appeal	-15%	-R 930,000
Adjustment for internal fittings and finishes	-15%	-R 930,000
Adjustments relate to a rounded value of		R 5,100,000

9.3. Remaining Extent of Holding 62 Poortview Agricultural Holdings

Price	R4 500 000.00
Date	24 April 2021
Erf Size	1.1669 Hectare
Bedrooms	±6
Bathrooms	±6
Building size	±950.00m ²
Selling Rate	R4 700.00 per m ²



This comparable property is situated close to the subject property at number 467 Lawrence Road. The transaction compares well regarding location with superior building extent, similar finishes and inferior condition on a slightly smaller land size.

Adjustment for erf size	The Erf of the subject property is 0.2783 Hectare larger compared to the Erf of the comparable property.
Adjustment for building extent	A 10% downwards adjustment will be made, as the subject property has an inferior building extent of approximately 120.00m ² .
Adjustment for overall condition and curb appeal	A combined 20% upwards adjustment will be made for this category.
Adjustment for internal fittings and finishes	No adjustment is required.

Purchase price		R 4,500,000
Adjustment for erf size	R 222,640	R 222,640
Adjustment for building extent	-10%	-R 450,000
Adjustment for overall condition and curb appeal	20%	R 900,000
Adjustment for internal fittings and finishes	0%	R 0
Adjustments relate to a rounded value of		R 5,200,000

NB: Please refer to comments above about the impact of the Covid-19 pandemic on the property market.

9.4. Conclusion

From the above comparable sales transactions, the subject property could expect to achieve a value of between R5 100 000.00 and R5 600 000.00. The subject property is in a slightly neglected condition. As such the market value for the subject property is placed at R5 100 000.00.

10. REPLACEMENT COST

Description	Area in m ² or number of items	Replacement costs in m ² or per item	Total replacement cost
Building			
Dwelling	443	R 7,600	R 3,366,800
Outbuilding	221	R 5,700	R 1,259,700
Flat	76	R 7,600	R 577,600
Site improvements			
Paving	1000	R 480	R 480,000
Fencing	1400	R 800	R 1,120,000
Patios	97	R 1,500	R 145,500
Steel sliding gate	1	R 20,000	R 20,000
Carport	0	R 3,000	R 0
Swimming pool	1	R 97,000	R 97,000
Sub Total of Insurance Replacement Value - Rounded			R 7,066,600
Add Demolition cost and Debris removal @		3.00%	R 211,998
Add: Professional fees @		3.00%	R 211,998
Inflation / Escalation		10.00%	R 706,660
Escalation during construction		5.00%	R 353,330
Statutory and Local Authority		1.00%	R 70,666
Sub Total - Rounded			R 8,600,000
Add: Vat @		15.00%	R 1,290,000
Total replacement costs - Rounded			R 9,900,000

Comprehensive calculations based on detailed and accurate construction information compiled by a qualified Quantity Surveyor are required to determine the accurate construction cost of improvements. For the purposes of this report such detailed calculations are not required, and a reasonable and well researched valuation estimate would suffice. Calculations are based on a rate per square metre (m²) of construction area or rate per unit in number. The most widely used method of approximate but accurate estimation to obtain an indication of the construction cost of a building is by applying the rate per m² method. Advanced Valuers (PTY) Ltd has therefore taken care in the calculation of the construction area and the selection of the replacement rates.

ANNEXURE A - CAVEATS

1. This valuation has been prepared for **Absa Trust** on the basis that full disclosure of all information and factors which may affect the valuation has been made to ourselves, and we cannot accept any liability or responsibility whatsoever for the valuation, unless such full disclosure has been made. I have no personal interest in the subject property, nor will I have in the future. Furthermore, I have conducted this valuation in accordance with the ethics of the valuation profession.
2. I have physically inspected the subject property, which has been detailed in this report, however I have not consulted a Geotechnical Engineer with regards to the soil conditions, nor has a structural survey of the buildings been undertaken and therefore comment on the structural condition of the improvements cannot be qualified.
3. The Insurance Value is a MINIMUM recommended value, subject to the qualifications set out above, and should be verified by the client to avoid the average clause being applied in the event of a claim. The Mortgagor must advise both the Insurer and the Valuer of all alterations and additions to the property, subsequent to the date hereof.
4. This valuation has been prepared on the understanding that no onerous easements, rights of way or encroachments exist by or on the subject property, other than those in favour of statutory bodies, applicable to all such properties, or which could be regarded as customary.
5. We must point out that neither the whole nor any part of this valuation, nor any reference thereto, may be included in any document, circular or statement, without the prior written approval of the Valuer of the form and content in which it is to appear.
6. The market value and any other values referred to in this report exclude Value Added Tax (VAT) and transfer costs.
7. Advanced Valuers Pty Ltd, hereby absolve themselves of any, and all responsibility, linked to any debts outstanding (including amounts due to the local authority for rates and taxes) on the subject property or properties referred to in this valuation report, which may or may not affect the present or future value.
8. In undertaking the valuation, we have relied on information supplied by third parties and have assumed such information substantially correct.
9. The property boundaries, as indicated to Advanced Valuers (Pty) Ltd by the instructing client or the appointed agent, or the boundaries as indicated by plans supplied by the client, are assumed the

legal extent of the property. Any variation of these boundaries by extension or omission, and the resultant inclusion or omission of any improvements because of this or these variations, cannot therefore be regarded as the responsibility of Advanced Valuers (Pty) Ltd.

10. This valuation has been prepared in accordance with the guidelines of the South African Institute of Valuers for valuation.
11. This property is valued free and clear of all liens and encumbrances unless stated otherwise in the report.
12. This report does not include an audit of the information that was provided. We therefore assume no responsibility or make no representation with respect to the accuracy and/or completeness of any information provided to us to do this valuation.
13. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free of rot, beetle, or other defects.
14. We make use of personal information which was derived from public records. We use a company called Lightstone (Pty) Ltd to collect and analyse personal information obtained from public records such as the deeds registries administered by the Department of Rural Development and Land Reform pursuant to the Deeds Registries Act, 1937 and the companies register administered by the Companies and Intellectual Property Commission (or CIPC) pursuant to the Companies Act, 2008. You may contact Lightstone at [info@Lightstone.co.za] for any queries that you may have regarding their processing of your information.

ANNEXURE B - PHOTOGRAPHS

Entrance/living room



Entertainment area



Kitchen



Study



Bathroom



Bathroom



Bedroom/bathroom



Kitchenette



Flat – Kitchen



Flat - Bathroom



Staff quarters



External view



ANNEXURE C – TITLE DEED SUMMARY

This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2022/02/16 07:24	Holding Number	17
Reference	-	Portion Number	-
Report Print Date	2022/02/16 07:24	Remaining Extent	NO
Holding Area	POORTVIEW AGRICULTURAL HOLDINGS	Search Source	Deeds Office
Deeds Office	Pretoria		

PROPERTY INFORMATION

Property Type	AGRICULTURAL HOLDING	Diagram Deed Number	12171/970
Holding Area	POORTVIEW AGRICULTURAL HOLDINGS	Local Authority	WESTERN MSS - GREATER JOHANNESBURG TMC
Holding Number	17	Province	GAUTENG
Portion Number	0 (REMAINING EXTENT)	Remaining Extent	NO
Registration Division	IQ	Extent	1.4452 H
Previous Description	-	LPI Code	T0IQ03040000001700000
Suburb / Town**	POORTVIEW A.H.	Co-ordinates (Lat/Long)**	-26.090673 / 27.852015

OWNER INFORMATION (1)

JORDAAN ANDRE GIDEON		Owner 1 of 1	
Person Type**	PRIVATE PERSON	Document	T82032/1998
ID Number	6106055139082	Microfilm / Scanned Date	-
Name	JORDAAN ANDRE GIDEON	Purchase Price (R)	530 000
Multiple Owners**	NO	Purchase Date	1998/05/18
Multiple Properties**	NO	Registration Date	1998/07/27
Share (%)	-		

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B14834/2009	ABSA BANK LTD	2 000 000	-
2	B69009/1998	ABSA BANK LTD	600 000	-
3	VA2085/2009	JORDAAN ANDRE GIDEON	-	-
4	POORTVIEW AH,17	-	-	-

HISTORIC DOCUMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T40027/1981	PLESSIS NICOLAAS JOHANNES J DU	-	-
2	T28910/1985	STEEL HEREFORD CECIL DOUGLAS	190 000	-
3	T28910/1985	STEEL SUSANNA JOHANNA	190 000	-

ANNEXURE D – SURVEYOR GENERAL DIAGRAM

S.G. OFFICE COPY

S.G. No. A 2172/54

Approved

[Signature]
Surveyor-General

2-6-1954

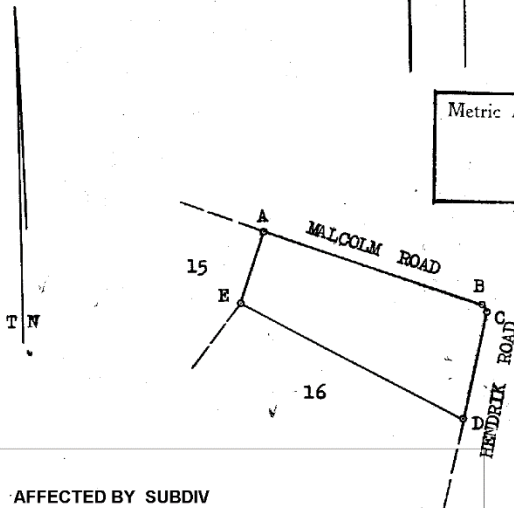
Description of Beacons

A B C D E $\frac{1}{2}$ iron standards

	SIDES Cape Feet	ANGLES OF DIRECTION
A.B.	730.95	289.59.30
B.C.	22.41	331.38.50
C.D.	351.79	13.18.10
DE	797.61	118.34.50
EA	245.17	199.59.30

Metric Area = 2.3044 Ha.

[Signature]
Surveyor-General
5-3-1970



AFFECTED BY SUBDIV
SE SG.NO 5100/2001.

SCALE, 1:5000

The figure ABCD E represents 2.6903 Morgen of land, being Holding No. 17 POORTVIEW AGRICULTURAL HOLDINGS, situate in the District of Krugersdorp, Province of Transvaal. Surveyed in March—June 1951 by me

[Signature]
Land Surveyor.

This diagram is annexed to
No.
dated
in favour of

S.G. File 14447#
General Plan S.G. No. 1106/52
Survey Records No. 381/52

Registrar of Deeds.

102B-18

* K.D.

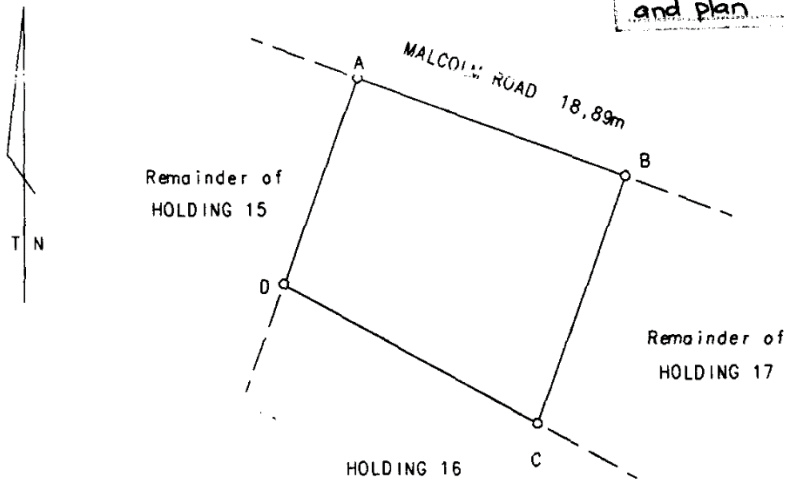
SUBDIVISIONAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System: WGS/27 ° X		S.G. No. 5100/2001
		Constants:	-80 000,00	+2 880 000,00	
AB	101,28	289 59 30	A - 5 080,72	+ 7 056,16	
BC	92,48	19 59 20	B - 5 175,90	+ 7 090,79	
CD	102,43	118 34 30	C - 5 144,28	+ 7 177,69	
DA	77,19	199 59 30	D - 5 054,33	+ 7 128,70	
ROODEKRANS (62)		△	- 2 553,51	+ 5 710,49	
PRE 82 (427)		△	- 5 909,08	+ 8 402,47	

Description of Beacons

A, D : Iron Standard
B, C : 16mm Iron Peg

ORD No. 26/1986
ART/SECT. 18
Certificate
and plan



Scale 1:2 000

The figure A B C D represents 8592 square metres of land being PORTION 1 of Holding 17 POORTVIEW AGRICULTURAL HOLDINGS

Province of Gauteng
Surveyed in JUNE 2001 by me

P. J. van Landeghem
P.J. VAN LANDEGHEM PLS 0922
Professional Land Surveyor

This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds	The original diagram is S.G. No. A 2172/1954 Transfert T 12171/1970 Grant	File Erven Erven S.R. 2073/2001 G.P. A 1106/1952 Comp. IQNE - 34 Deeds : Pretoria

Supplied by / Verskaf deur: The Institute of Professional Land Surveyors of the Northern Provinces

Not the subject property. Indication of subdivision only



ANNEXURE E – MUNICIPAL VALUE

Municipal Valuation



Municipal Valuation: R 5 260 000

Rating Period: 2020/2021

Usage Category: RESIDENTIAL

Year of Valuation: 2018

Estimated Monthly Rates: R 3 533

Usage: AGRICULTURE

ANNEXURE F – AERIAL PICTURE



