

## Property Valuation

**Any information supplied by you will be treated as confidential and will only be used by the 26778 Land Claim Action Committee and Peet Grobbelaar Attorneys as part of our preparation for dealing with the Land Claims Commissioners**

We have been asked by our Lawyers to prepare a valuation of ALL the property affected by the land claim. This information may be useful in helping us build a case to take to the Land Claim Court. The purpose of compiling this valuation list is to present to the Commissioner a reasonably accurate picture of what they are actually dealing with in our area. We hope that this information will impact *negatively* on the Commissioners ability to prove feasibility of the claim. It is important that you follow these instructions very carefully..

When valuing your land you should estimate the value based on unimproved land. When valuing your improvements you should do so on the basis of an insurance value (where possible) rather than your perception of the current market value. Where you have farming infrastructure, especially irrigation and perennial field crops (pecan nuts, timber, instant lawn etc.) you should use a current value as if you were insuring this now.

***As a basic guideline we suggest the following values:***

Buildings (residential with normal quality finishing's)	R 2 750/m <sup>2</sup>
Outbuildings at approximately	R 1 800/m <sup>2</sup>
All other improvements at replacement cost	

Land is much harder to value. However we suggest that to create consistency in our approach we base our values on the following guidelines:

A property up to 4.0 Ha	R 90 000 / Ha
A property up to 8.0 Ha	R 70 000 / Ha
A Property up to 22 Ha	R 42 500 / Ha
Anything over 22 Ha should be valued at Farming Valuation Figures	

**You should be aware that this exercise is to help us get an understanding of the TOTAL value of the Land Claim. THESE VALUES WILL NOT BE USED IN ANY FORMAL VALUATION OF YOUR PROPERTY. The TOTAL, once calculated, will be used by our lawyers. NO INDIVIDUAL PROPERTY VALUES WILL BE DISCUSSED WITH THE COMMISSIONERS OFFICE.**

We believe that it is important to get as clear an understanding of our total value as possible. We can only do this if we all participate. It is NOT necessary to engage a professional to help with this, all we require is your understanding of your value. Should you have a real problem please contact your local committee representative for help.

Once complete please fax this form to The Secretary on Fax No 012 205 1913.

**Name:** \_\_\_\_\_ **Land Value: R** \_\_\_\_\_

<i>Size (Ha)</i>			<i>Property Description:</i>		
<i>Residential (Ha)</i>	<i>Arable (Ha)</i>	<i>Irrigation (Permanent) (Ha)</i>		<i>Plantation (Ha)</i>	
<i>Grazing (Ha)</i>	<i>Orchards (Ha)</i>	<i>Nurseries (Ha)</i>		<i>Commercial (Ha)</i>	
<i>Electricity Supply 1 phase / 3 phase</i>	<i>Water Municipal Borehole (No)</i>	<b>Fencing (Boundary)</b>		Type	Height
		Condition	Electrified	Steel Poles	Wooden Poles
<i>River Frontage</i>	<i>Other Attributes</i>	<b>Fencing (Internal)</b>		Type	Height
		Condition	Electrified	Steel Poles	Wooden Poles

**Madibeng Zoning Category****Improvements** \_\_\_\_\_ **R** \_\_\_\_\_

<b>Main Residence</b> R	<i>Size (m<sup>2</sup>)</i>	<i>Type of Structure</i>	<i>Type of Roof</i>
<b>Second Residence</b> R	<i>Size (m<sup>2</sup>)</i>	<i>Type of Structure</i>	<i>Type of Roof</i>
<b>Other Accommodation</b> R	<i>Size (m<sup>2</sup>)</i>	<i>Type of Structure</i>	<i>Type of Roof</i>
<b>Staff Accommodation (No. of staff)</b> R	<i>Size (m<sup>2</sup>)</i>	<i>Type of Structure</i>	<i>Type of Roof</i>
<b>Facilities</b> R	<i>Swimming Pools</i>	<i>Tennis Courts</i>	<i>Landing Strip</i>
<i>Water Tanks (Size)</i>	<i>Water Reticulation Equipment</i>	<i>Other</i>	
<b>Borehole Equipment</b>	<i>Submersibles (No)</i> <i>Mono's (No)</i>	<i>Type of Motor (No)</i>	<i>Windmills</i>
<i>Dams (Size &amp; Type)</i>			

<b>Outbuildings</b>		<b>R</b>	
<i>Pump houses</i>	<i>Garages</i>	<i>Sheds</i>	<i>Carports</i>
<i>Stables</i>	<i>Hangers</i>	<i>Lapas</i>	

<b>Farming</b>		<b>R</b>	
<i>Irrigation Equipment</i>	<i>Pumps</i>	<i>Underground Mains</i>	<i>Other</i>
<i>Sheds</i>	<i>Storage</i>	<i>Implement</i>	<i>Workshops</i>
<i>Offices</i>	<i>Stock</i>	<i>Fertilizer / Poisons</i>	<i>Cattle / Sheep Dips</i>
<i>Commercial Chicken Houses</i>	<i>Tunnels</i>	<i>Hot Houses</i>	<i>Cattle / Sheep Handling Facilities</i>

<b>Commercial</b>		<b>R</b>	
<i>Studios</i>	<i>Farm Stalls</i>	<i>Storerooms</i>	<i>Factories</i>
<i>Shops</i>	<i>Cottages</i>	<i>Workshops</i>	<i>Hot Houses</i>
<i>Tunnels</i>	<i>Aviaries etc.</i>	<i>Other</i>	

<b>Other</b>		<b>R</b>	
<i>Roads</i>	<i>Paving</i>	<i>Other</i>	

Land	R	_____	
Improvements	R	_____	
Facilities	R	_____	
Outbuildings	R	_____	
Farming	R	_____	
Commercial	R	_____	
Other	R	_____	
<b>Total</b>	<b>R</b>	<table border="1" style="display: inline-table; width: 150px; height: 20px; vertical-align: middle;"><tr><td></td></tr></table>	