



Valuation

Telephone:
Office 728-5781
Home 31-2931

S.A. INSTITUTE
OF VALUERS

Date: 1st February, 1977.

Made on account of: Western Trust Limited

Instructed by: L. Cohen Esq.

Certified valuation of LOT NO. 228 NORTHCLIFF, Situate at NO. 11 Louie Ave., District Johannesburg, in extent 4009 sq.m.

IMPROVEMENTS

Please see attached report.

MUNICIPAL VALUE 1973 - 1976

Land		R11,000	
Improvements	not valued		

CERTIFIED VALUE

Land		R12,000	
Improvements		23,170	
		<u>35,170</u>	R35,170

I, Alaric Temple Willys,

ASSOCIATE OF THE SOUTH AFRICAN INSTITUTE OF VALUERS having valued to the best of my knowledge and ability the above property do hereby certify that a just and proper valuation is:

Thirty-five thousand, one hundred and seventy Rand.

Alaric Temple Willys

REPORT ON IMPROVEMENTS

LOT 228 NORTHCLIFF.

MAIN HOUSE.

Single storey residence in extent 121 sq.m. built of brick with bagged walls inside and outside, under IBR and Watson Tile Roof. Ceilings are of gum-pole beams and board. Floors throughout in quarry tile.

Accommodation consists of entrance/lounge/diningroom combined, 3 bedrooms cupboarded, small kitchen, cloakroom, bathroom with shower.

There is evidence of damp rising in the lounge area and this would have to be rectified. The south facing windows are built of latticed brick work with sliding glass panes. There is evidence of leaking.

Valuation R14,300

OUTBUILDINGS.

(a) Studio in extent 39 sq.m. owner built of brick under IBR and tile roof with bagged walls inside and out, and quarry tile floors. 3 phase electricity is provided.

Valuation R 5,400

(b) Servants Quarters built similarly, in extent 9 sq.m. consisting of servants room, WC & shower.

Valuation R 1,030

GENERAL

Brick walling owner built in extent 53.3 m on west boundary and connecting studio, servants quarters and house. Bricked driveway. Garden developed.

Valuation R 2,370

Total value of Improvements R23,170

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This property, although constructed in the modern so called Moorish style, with parapet walls, low-pitched roof, and latticed bricked windows, will have a limited appeal to the buying public largely on account of size. Apart from the living room the rest of the accommodation is small.

The site is good although rocky and has panoramic views.

Certain items of construction need alteration and these have been taken into consideration in assessing value of improvements.

