

SA Plan Valuation no: SAP2024948022

Westbridge Body Corporate

SA Plan Replacement Cost Valuation



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Important

This Insurance Cost Replacement Valuation is an estimate calculation of the replacement cost for partial or total loss of all immovable property and equipment in the scheme, in order to have the best possible value determined for insurance purposes. The calculation and values are determined by interpreting all available supporting documentation, information gathered during the assessment of the complex and information available on public platforms via paid and/ or unpaid platforms. It is possible that some items are omitted or not described in this report and might be deemed of lesser value in terms of the total calculation of the insured valuation. Items declared / deemed as owner installed property / equipment, does not form part of this calculation e.g. carports, CCTV and air-conditioners. These items should be declared and values stated if it needs to form part of the insured value.

The value estimated in this report is based on the replacing of a building/ buildings and all permanent improvements as at new. This estimate takes into consideration all professional fees that includes consultation services, engineers and municipal support services in the event of total loss and re-build. No provisioning is however made for the reinstatement of topsoil, plants, and trees.

SA Plan (SA Business Planning PTY Ltd) cannot be held responsible or accountable for any information withheld or simply not supplied by the client during the assessment of the building/s/ complex where this might have an impact on this Insurance Replacement Cost Valuation.

Any enquiries will only be accepted in writing from the official Body Corporate official Chairman or appointed Trustee member and response will be given in writing through the same channel.

SA Plan Replacement Cost Valuation

Valuation reference number:	SAP2024948022
Client:	Westbridge Body Corporate
Address:	15 Westbridge Drive, Sandton
Registered address:	n/a
Valuation requested by:	Fried de Witte, Compliance Department - Rodes Management
Date of Assessment:	22-Jun-24

A - Property Information

Description:	ERF 14545 Sandton Extension 44
Map Coordinates:	-25.428016, 29.332656
Insured details:	STC26198001
Property Type:	Sectional Title / Body Corporate
Land size:	2 975 m2
Improvements:	2 574 m2
Construction completed:	2017

B - Description of Units/ Buildings/ Blocks

[illegible]

C - General description and additional remarks on the units

This Sectional Title Complex consists of eight buildings. Buildings 1 to 6 are double-story structures comprising residential sections 1-12, while Buildings 7 and 8 are single-story buildings designated for common property. All buildings feature brick and plaster finishes and are covered by flat roofs with Chromadek IBR metal roof plates. The roofs are finished with fascia boards and fitted with gutters. Aluminium window frames are used throughout the complex, ensuring durability and a cohesive look. The driveway and parking bays are constructed with bevel pavers, providing a sturdy and attractive surface.

The common property associated with Buildings 7 and 8 includes a guardhouse, toilet facilities, and a refuse collection room. These buildings are constructed and finished in the same design and style as the rest of the complex, maintaining architectural uniformity.

Overall, the complex and buildings are in a good state of maintenance, with no visible repair or maintenance work outstanding.

D – General description - position

The complex is situated in the northern suburbs of Johannesburg, specifically in Sandton, within the Gauteng Province. It is bordered by several similar residential developments, creating a cohesive and integrated neighborhood. Access to the complex is exclusively from Westbridge Drive, ensuring controlled and secure entry.

E - Outbuildings / Staff rooms / store rooms / guard rooms

There are no additional outbuildings apart from those previously mentioned.

F - Security

Main gate	Steel Sliding gate and Centurion gate motor.
Other gates	Steel garden gates
Boundary Wall	Brick and Plaster
Yard Walling	Brick and Plaster
Security	Energizer and electric fence
CCTV	CCTV cameras
Intercom	Standard MK2
Security lights	Some LED security lights
Fire prevention	Fire hydrant, fire hose and fire extinguishers

Valuation Report, Sample, June 2024
G - Common area replacement calculation

Description	Unit	Count	Unit Cost	Replacement Value
Main Gate (Standard)	each	1	34500	R 34 500
Gate motor (Centurion D10/ Hansa/ET)	each	1	16450	R 16 450
Garden gate (steel - standard)	each	12	3650	R 43 800
Boundary wall - Plaster (double)	meter	210	3875	R 813 750
Yard walling (1.8m painted brick & Plaster)	meter	120	3215	R 385 800
Electric Fence Energizer	meter	1	7450	R 7 450
Electric Fence 10 strand	meter	220	395	R 86 900
CCTV Security camera network	each	1	95000	R 95 000
Intercom (MK 2)	each	1	38945	R 38 945
Fire Hydrant	each	2	11289	R 22 578
Fire Hose (30 meter reel) and steel box	each	1	10450	R 10 450
Fire Extinguisher	each	12	995	R 11 940
Signage (standard)	unit	12	1650	R 19 800
Outbuildings (Refuse rooms)	m2	15	9900	R 148 500
Outbuildings (guardhouse) Standard	each	15	12950	R 194 250
Double volume open canopy - Roof structure	m2	30	4950	R 148 500
Security lights	each	12	4459	R 53 508
Driveway residential (bevel pavers)	m2	570	545	R 310 650
Stormwater drainage network	each	1	125000	R 125 000
Utility Service & Reticulation to units	unit	12	33300	R 399 600
Subtotal Common Property				R 2 967 371,00
Units / Registered Sections				R 37 580 400,00
Units / Registered Sections - Other				R -
Subtotal Common Property & Units				R 40 547 771,00
Professional Fees (10%)		10		R 4 054 777,10
Demolition Cost (5%)		5		R 2 027 388,55
Sub-Total				R 46 629 936,65
Value Added Tax (VAT) 15%				R 6 994 490,50
Total Replacement Value				R 53 624 427,15

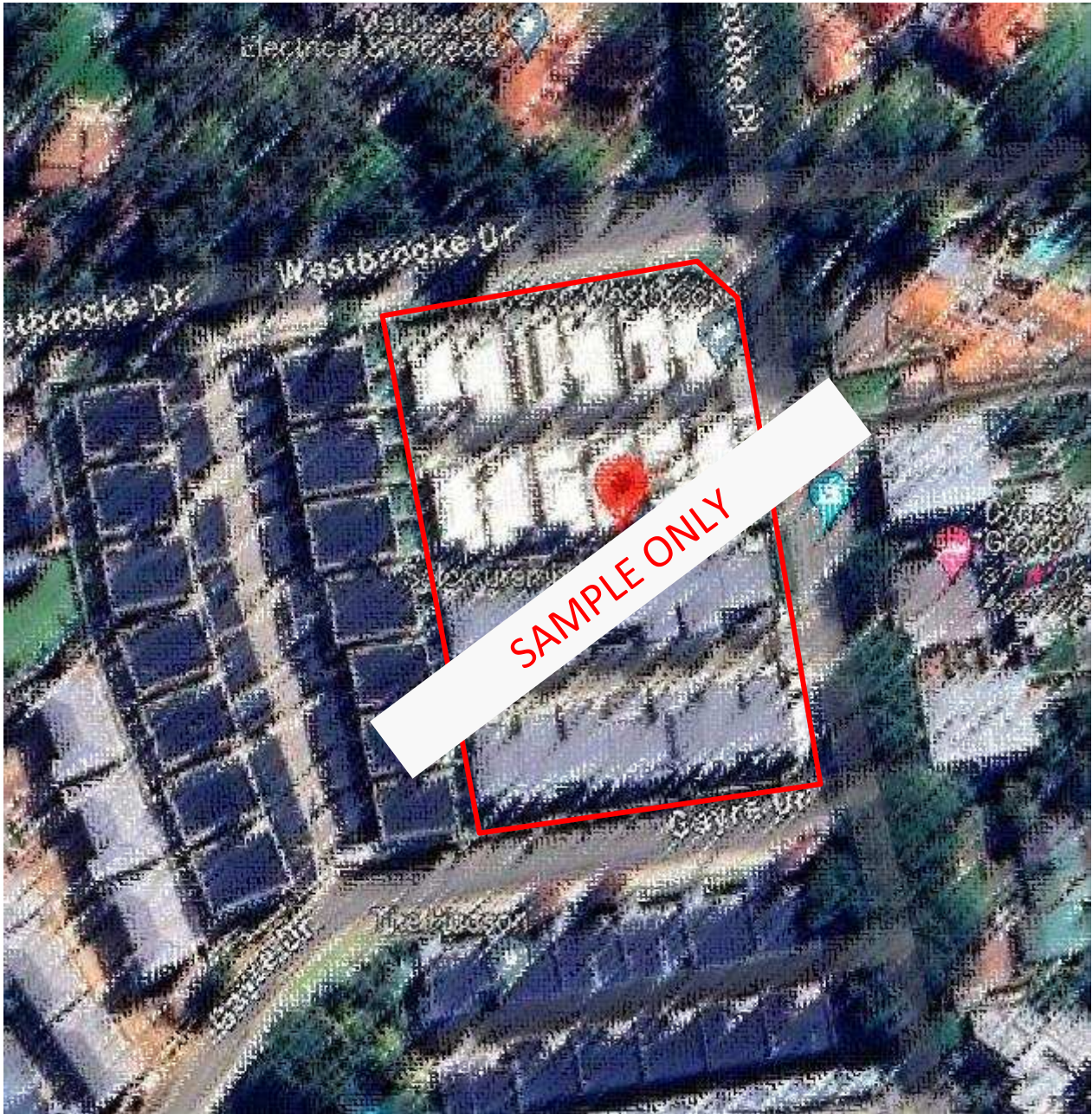
<i>Suggested Escalation First Year:</i>	
<i>Inflation during redesign and construction:</i>	

As an insurance replacement valuation report, this document has been prepared by SA Plan and is intended solely for use by the Portfolio Manager and the Body Corporate of the Sectional Title Scheme in question. It is important to note that this report is based on the information provided by the property owner and is subject to a number of assumptions and limitations.

It should be emphasized that the Trustees and/or owners of the property have a responsibility to ensure that all additional upgrades, such as braai areas, solar panels, battery backup systems, etc., are listed in the official insurance schedule. Failure to do so could result in inadequate insurance coverage.

SA Plan provides a comprehensive service aimed at developing accurate and reliable insurance replacement valuation reports. However, it is important to note that this report is intended as a guide and is subject to change due to fluctuations in building costs, market conditions, and other factors.

Therefore, SA Plan does not accept any responsibility or liability for any loss or damage arising from the use of this report or the failure to follow its recommendations. The report should not be used for any other purpose other than what it was intended for, and any use of it for other purposes is at the reader's own risk.



H - Unit replacement calculation (including shared areas)

Section	Residential Section m ²	Carport m ²	Wendy Tool shed m ²	Total m ²	PQ	Replacement - Unit only	Replacement - Unit other	Replacement - Common area (excl Vat)	Total Replacement (incl fees & VAT)
1	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
2	195			195	7,5758%	R 2 847 000		R 224 800,83	R 4 062 456,60
3	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
4	195			195	7,5758%	R 2 847 000		R 224 800,83	R 4 062 456,60
5	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
6	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
7	195			195	7,5758%	R 2 847 000		R 224 800,83	R 4 062 456,60
8	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
9	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
10	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
11	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
12	221			221	8,5859%	R 3 226 600		R 254 774,28	R 4 604 117,48
	2574	0	0	2574	100%	R 37 580 400	R -	R 2 967 371	R 53 624 427

I - ST Plans

SS42510/2017 LG No D1960/2017

SECTIONAL PLAN No.SS	SHEET 1	S.G. No. D 1
Registered at PRETORIA	OF	Approved
REGISTRAR OF DEEDS	5 SHEETS	
Date:		for SURVEYOR GENERAL Date: 2017-03-06

NAME OF SCHEME:

DESCRIPTION OF LAND ACCORDING TO DIAGRAM:
Erf Extension 9 Township
Measuring 2974 square meters.

Diagram S.G. No. 1724/1997

NAME OF LOCAL AUTHORITY: City of

DESCRIPTION OF BUILDINGS: , namely

a) building 1, comprising of 4,
b) building 2, comprising 4,
c) building 3, comprising 5 to 6,
d) building 4, comprising sections 7 to 8,
e) building 5, comprising sections 9 to 10,
f) building 6, comprising of sections 11 to 12,
g) building 7, comprising common property and
h) building 8, comprising common property.

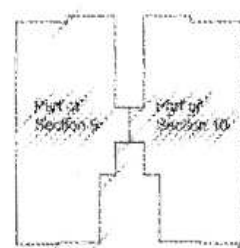
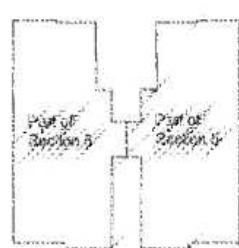
ENCROACHMENTS ON THE LAND : No
EXCLUSIVE USE AREAS : None

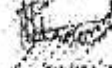
CERTIFICATE:
I, Johan Venter, hereby certify that I have prepared sheets 1 to 5 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder.

Date: 21/02/2017 Signed  Land surveyor
Registration Number : PLS 1124-D
P O Box 41348
Moreleta Ridge
0044

Survey Record No. 357/2017	Compilation : IR1A17C	General Plan : S.G. No. A 1301/1967
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SHEET 4 OF 5 SHEETS		2.0 H.C. 7-199017
 Building 2	 Building 3	 Building 4
 Building 5	 Building 6	 Building 7
SAMPLE ONLY		
NOTES: 1. See plan for Participation Quota. 2. See plan for other notes of sections 1 to 12. 3. 10% of the total number of shares.		
PREPARED BY: Professional Land Surveyor P.O. Box 11348 Montreal, Quebec Q3A 2G4 DATE: 2/10/2017		12 Jm Westlander DEVELOPING TITLE PROPOSED TO BE: 100% OWNED SCHE: 1-352

SHEET 5 OF 5 SHEETS		S.G. No. D-140/2017
		Approved  for SURVEYOR GENERAL Date: 200-02-05
Section No.	Area (Square meters)	Participation quota Percentage
1	221	2.5858
2	196	7.5759
3	221	2.5858
4	196	7.58
5	221	2.5858
6	221	2.5858
7	196	7.5759
8		2.5858
9	221	2.5858
10	221	2.5858
11	221	2.5858
12	221	2.5858
Total	2574	100.0000
NOTES		
J. VENTER Professional Land surveyor P.O. Box 41342 Windhoek Ridge 0092 Date 21/02/2017 		12 on Westmaka DRAWING TITLE: Participation quota scheduled

J - Photos



Front view



Side view



Alternative view



Alternative view



Garages



Security Lights



Pedestrian Gate



Main gate



Typical unit doors



Typical aluminium windows



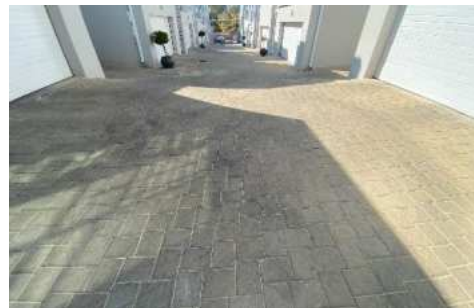
Outbuilding - store room



Outbuilding - Guardhouse



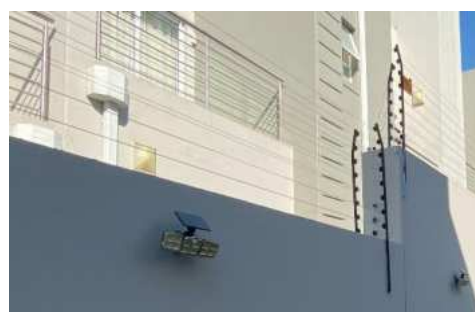
Fire Hoses



Driveway



Boundary wall



Electric Fence



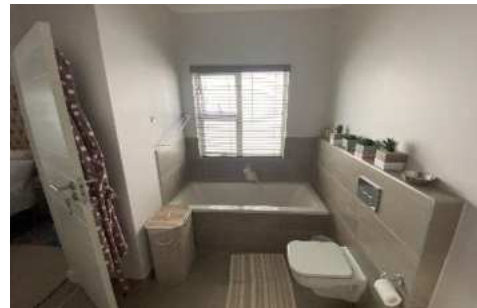
Interior



Interior



Interior



Interior



Floor Covering



Ceiling

Dieter Zimmermann (Director - SA Plan)

Signed: