

EAGILWE

PROPERTY CONSULTING & ASSETS

COMPANY PROFILE



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COMPANY BACKGROUND

Eagilwe Property Consulting and Asset is a Property Valuation, GIS Asset System Engineering and Integrated Infrastructure Management firm, which is 100% black owned and managed. Eagilwe Property Consulting and Asset is a Level 1 B-BBEE Contributor with 9 years of experience.



Our Vision

To advance service delivery through community participation and improving unity and cohesion

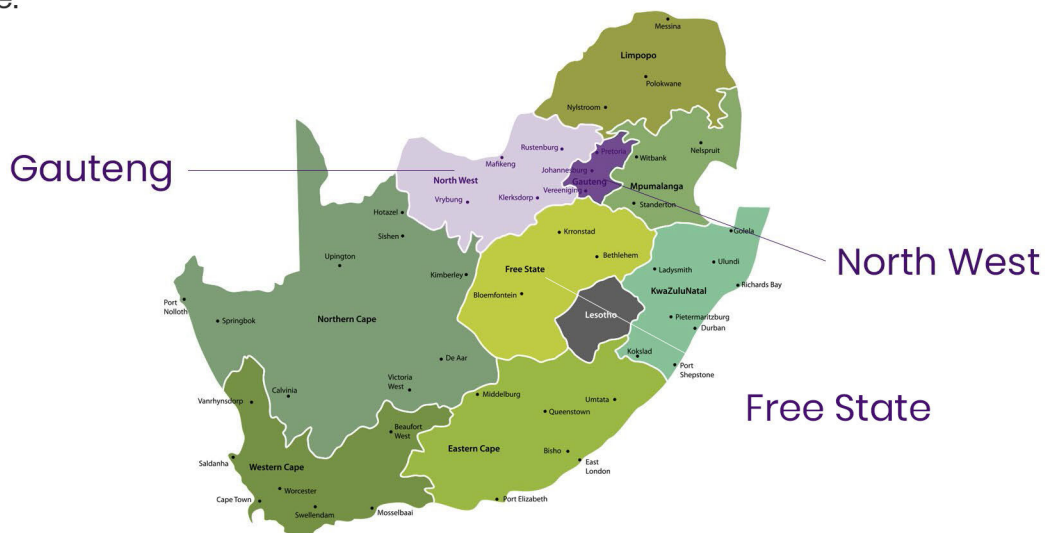


Our Mission

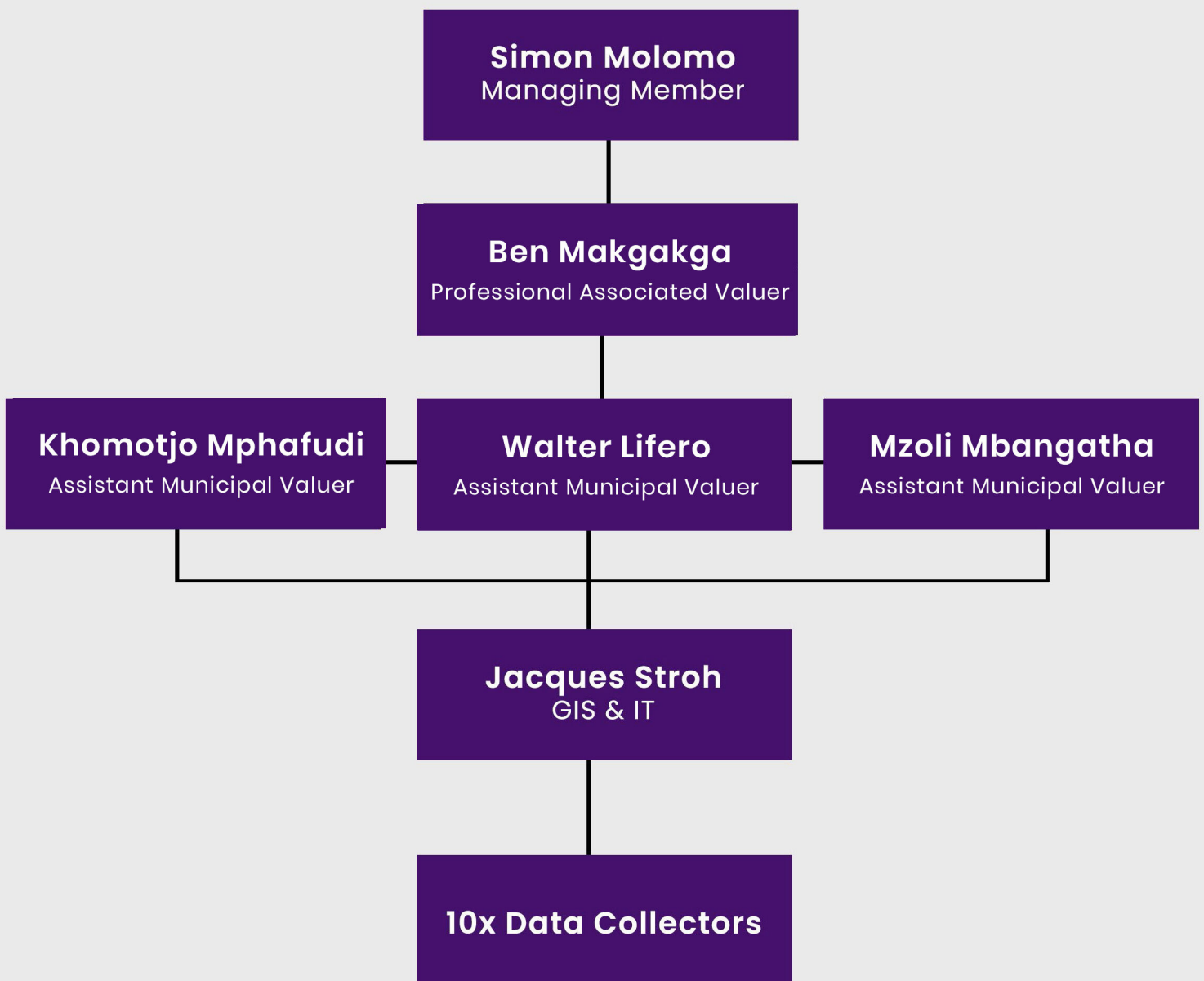
To serve our clients by providing the highest quality and professional service that address their business challenges. We provide collaborative culture that enables our clients to thrive professionally and personally. We deliver superior service while contributing to communities in which we leave and work.

OUR PRESENCE

Eagilwe Property Consulting and Asset has offices in 3 provinces which are, North West, Free State and Gauteng (Head Office). We deliver superior service while contributing to communities in which we live.



OUR COMPANY STRUCTURE



CORE BUSINESS FOCUS

- 1. Municipal Valuations**
- 2. Property GIS Pictometry**
- 3. Property Valuation**
- 4. Property Management**
- 5. Asset GIS Mapping and Audit**



MUNICIPAL VALUATIONS

Overview

Eagilwe is a level 1 B-BBEE rating combined with an Enormous mass-municipal valuation experience. Eagilwe has become a trusted service partner to several of South Africa's largest municipalities. Our experience in the compilation of general and supplementary valuation rolls for local and metropolitan municipalities, as well as GRAP registrations and consultancy services, supports our goal of being the leading data service provider within the municipal arena.

Our Regulatory- and municipal-related services include:

- Compilation and implementation of general valuation rolls
- Compilation and implementation of supplementary valuation rolls
- GRAP (Generally Recognised Accounting Practice) compliant asset registers
- Market rental determination
- Market valuations for selling, purchasing and expropriation purposes
- Insurance-related replacement cost valuation reporting
- Objection and appeal process management
- Municipal valuation consultancy services
(MPRA/GRAP16/GRAP17/GRAP19)



PROPERTY GIS PICTOMETRY

Overview

Eagilwe is a leading supplier of high resolution aerial orthoimagery in Southern Africa. Not all imagery is created equally and we are proud to offer aerial imagery of unmatched accuracy, quality, and aesthetics. Our commitment to uncompromising sensor quality means we capture colour images with true colour depth and sharpness unparalleled in the aerial survey industry. Our high resolution aerial survey sensor is able to capture colour imagery at resolutions as small as 2cm (each pixel equates to a 2x2cm size on the ground). Typical uses of high resolution aerial imagery data include the following:

Our Services

- Terrain and 3D modelling
- Contours and GIS base layer development
- Land cover classification and change detection
- Environmental assessment and monitoring
- Municipal valuations and urban planning
- Forestry management



PROPERTY VALUATION

Overview

Our Property Valuation division offers valuation services to Government, municipal and Financial Institutions. Our core focus area is ensuring that the information provided by our team to our clients are accurate. We have a highly skilled countrywide that Physically conduct site visits to different locations. Our Property Valuation is guided by the following:

- South African Council for Property Valuers Profession Act [SACPVP]
- Municipal Property Rates Act, No. 6 of 2004 [MPRA]
- Municipal Property Rates Amendment Act [MPRAA]

Our Services

- Market Valuation.
- Replacement cost Valuation
- Company Portfolio Valuations
- Depreciated Replacement Cost Valuation
- Rental determination Valuation.
- Historical Valuation for Land
- Restitution purpose.
- Municipal Mass Valuation.
- Property and Land Audit
- Water Meter Audit on properties
- Data Collections on properties
- Servitude Valuations
- Expropriation Valuations
- Acquisitions and alienations
- Building Condition assessment

PROPERTY MANAGEMENT

Sectional Title & HOA Management

- Collections
- Financial Management
- Administration
- Secretarial and Advisory Services
- Levy Solutions

Commercial Property Management

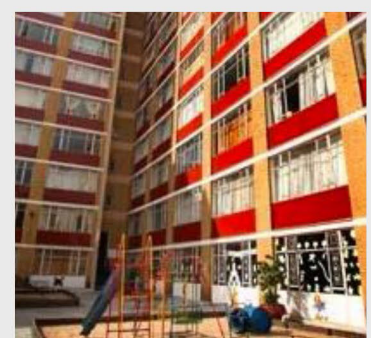
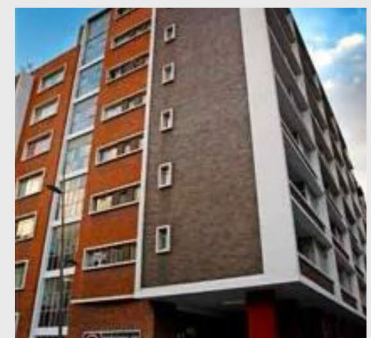
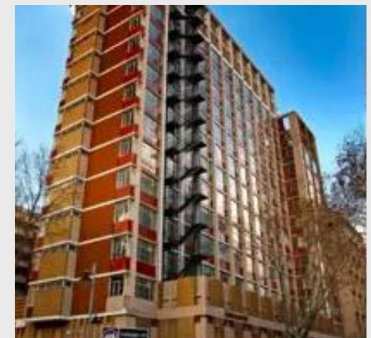
- Landlord Services
- Tenant Services
- Broking Services
- Vacancy Marketing

Estate Management

- Facility management
- Soft services
- Building site inspections
- Enforcement of the rules
- Maintenance planning

Online Services

- Online Accounts
- Online Applications
- Report Maintenance Issues
- Property Portal



ASSET GIS MAPPING AND AUDIT

Overview

Eagilwe GIS Unit offers assessment services to Government, municipal and Financial Institutions Our core focus area is ensuring that the information provided by our team to our clients are accurate We have a highly skilled countrywide that Physically conduct site visits to different locations Our Asset GIS Mapping is guided by the following:

- Municipal Property Rates Act, No 6 of 2004
- Municipal Property Rates Amendment Act

Our Services

- Geo Reference General Plan
- Geo Reference aerial photographs
- Asset and Property Geo Coding
- Geo Reference Asset Footprint
- Asset Register
- Asset Assessment
- Asset Auditing
- Asset Verification

VALUATION METHODOLOGY

1. Residential Properties and Village Settlements

Market Value shall be the estimated best price at which the sale of the interest in the property might reasonably be expected to have been completed unconditionally for cash consideration at the date of valuation on a willing seller basis.

Analysis of direct comparable based on recorded sales evidence as registered at the Deeds Registry will be done on a unit price basis for both the land and improvements. This is the Unit Value Method of Analysis and Valuation. The established rates for categorized sales will be applied to the general mass valuation of similar class and quality of residential properties and adjusted to establish the Tone of the Roll and for consistence.

Note is taken of the fact due to historical causes, there exists two economies and as such, a variety of residential property sub markets have evolved some of which no formal information exists and market information is non existent. The properties may not be registered at the deeds office and sales do not go through the formal conveyance process.

2. Commercial Properties (Urban rural including and Tribal Authority Areas (Income Approach)

The above method in 3 2 1 shall apply on rental evidence to then be capitalized at appropriate rates It must be noted that both direct sales and or net rental evidence at near the date of valuation will be used for properties of a particular class, quality, size, age or other features of comparability as determined by the valuers to determine typical base figures/basic prices per square metre of the constituent parts thereof.

The main building on the subject property being the most important. The unit value method converts the values and areas of ancillary features into terms of the principal building area according to relative worth.

VALUATION METHODOLOGY

This will be based on the Quantity Surveyors' analysis of construction tender bids submitted for area projects or any reliable public information supplier source.

The selection of sales/rental evidence will be in principle following these criteria:

- Use
- Location
- Size
- Historical records and where available
- Date of construction

NOTE on Net Rental Value; this is the amount of rent at which it is estimated the hereditament might reasonably be expected to let from year to year if the tenant undertook to pay all usual increases in rates after occupation, and to bear the costs of internal repairs, insurance and other expenses, if any, necessary to maintain the hereditament in a state to command that rent before tax on profit and any allowances for interest on capital or loans This includes ignoring any special receipts or deductions.

3. Industrial Properties

The method used for commercial property, depending on sales and or rental evidence, will apply, but where there is not enough evidence to reasonably support the methodology, the Depreciated Replacement Cost as Value will be used but based on market prices as evidenced by construction cost prevailing at near the date of valuation.

4. Agricultural Holdings Farm (Income Approach where farm records are acceptable other wise use direct comparable

The methodology will be the same as above in 3 2 1 and 3 2 2.

VALUATION METHODOLOGY

5. Specialized properties

This type of property may not be prevalent on the market and not transfer in volumes to allow acceptable analysis. We have defined specialized property as those which, due to their specialized nature, are rarely, if ever, sold on the open market for single occupation for a continuation of their existing use, except as part of a sale of the business in occupation. Their specialized nature may arise from the construction, arrangement, size or location of the property, or a combination of these factors, or may be due to the nature of the plant and machinery and items of equipment which the buildings are designed to house, or the function, or the purpose for which the buildings are provided. There will be need to use the Depreciated Replacement Cost as Value method However Income Approach is appropriate where rental or income Evidence is available.

6. Infrastructure

The methodology will be the same as 3 2 5 above.

The Tribal Authority Villages while we have indicated the methodology to be used we believe that there is need to agree with the Municipality on the appropriate method most fair and equitable, based on actual results of our market research, since the properties are most likely not surveyed.

NB: Tone of The Roll It must be stated that the Law of Averages will be applied/adopted in all analysis, i e in any analysis of an occurrence, in this case sales and or lettings of properties, there will always tend to be high and low prices for what appears to be similar properties, but for property tax purposes, where being Fair and Equitable is the guiding principle for the proper distribution of the tax burden, the law of averages requires that the analyst uses average figures, not the highest and not the lowest but the mean.

EXPERIENCE

NAME OF MUNICIPALITY	PROJECT DESCRIPTION	YEAR
MAQUASSI LOCAL MUNICIPALITY MAIN CONSULTANT	COMPILATION OF THE GENERAL VALUATION ROLL	2014/2018
MAQUASSI LOCAL MUNICIPALITY MAIN CONSULTANT	COMPILATION OF THE GENERAL VALUATION ROLL	2018/2022
TSWAING LOCAL MUNICIPALITY MAIN CONSULTANT	COMPILATION OF THE GENERAL VALUATION ROLL	2018/2025
LESOTHO ELECTRICITY COMPANY	ASSET VERIFICATION	2017
GAMAGARA MUNICIPALITY SUB CONSULTANT	COMPILATION OF THE GENERAL VALUATION ROLL	2018
DEPARTMENT OF JUSTICE	ASSET MANAGEMENT SYSTEM	2018
VICTOR KHANYE LOCAL MUNICIPALITY SUB CONSULTANT	COMPILATION OF THE GENERAL VALUATION ROLL	2018
LOCAL GOVERNMENT AND HUMAN SETTLEMENTS	ASSET VERIFICATION AND ASSET REGISTER MAINTENANCE	2018
CITY OF TSHWANE	COMPILATION OF THE GENERAL VALUATION ROLL	2024
MAMUSA LOCAL MUNICIPALITY	COMPILATION OF THE GENERAL VALUATION ROLL	2024
uMshwathi LOCAL MUNICIPALITY	COMPILATION OF THE GENERAL VALUATION ROLL	2024

GAUTENG HEAD OFFICE

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