

HISTORICAL ARTEFACTS APPRAISAL

PREPARED BY THOMPSON TRADING

REQUESTED BY MALWANDE NTISANA | MUBESKO AFRICA

AUGUST 2022



DETERMINE THE VALUE OF THE
HISTORICAL ASSETS
FOR THE FOLLOWING MUNICIPALITIES

Gariiep Local Municipality
Maletswai Local Municipality

Located in Aliwal North, Jamestown and Burgersdorp



HERITAGE ASSET APPRAISAL

1. Purpose of Valuation & Basic Information:

Instruction:

to determine the value of the Historical Assets for Gariep and Maletswai Municipalities.

Date of Inspection:

August 2022

Valuation appraisal requested by:

Malwande Ntswana from Mubesko Africa

2. Appraisal

Thompson Trading (Pty) Ltd were duly instructed by Mubesko Africa to undertake an on-site Asset verification and appraisal based on the intrinsic values or replacement values of the assets.

The appraisal method was a blend of:

- previous sales experience of similar items auctioned and appraised
- the historical significance thereof
- on-line research of similar items sold
- photographic cataloging with general descriptions and pricing
- all prices include VAT where applicable

The appraiser attests to the current market and replacement value of the various assets.

The appraiser applies his experience and industry knowledge in extrapolating a per m² rate to rebuild a particular fixed assets or momentum. Some of the intricate workmanship is not easily sourced locally and specialist contractors need to be sourced. The appraiser is aware of the costs of these materials and the cost of labor required to reconstruct these assets.

The appraisal leans on his past experience in the building industry that comes from his own construction experience and being intricately involved in residential and commercial developments, in appraising these assets.



Brendon Wade Thompson
BSc Building Management Hons
Sworn Appraiser
Date: 22 August 2022



THOMPSON TRADING INTRODUCTION

1. Introduction

Thompson Trading (a division of Thompson Property Specialists (Pty) Ltd) is located in East London, South Africa. We specialize in conducting property auctions along with conventional property sales. We attend to numerous auction sales in voluntary auctions, deceased estates, liquidations and auctions on behalf of government departments.

2. Experience

Thompson Trading (a division of Thompson Property Specialists (Pty) Ltd) was established 10 years ago initially as a family business. Since then the business has grown we have become experts in dealing in and valuing the following categories of items:

- - Property
- - Land and Building
- - Antiques
- - Art, paintings and prints
- - Artefacts and items of historical interest

We attend to numerous auction sales in voluntary auctions, deceased estates, liquidations and auctions on behalf of government departments, thus we are in touch with current market values of the different categories mentioned above.

Added to this we regularly undertake valuations and consultations to corporate and private clients. We have recently been involved with but not limited to:

- - Various local government entities
- - Various national government entities

3. Assumptions and underpinning principles

As ones who are exposed to a wide range of property, artefacts, art work, equipment, historically significant works etc. for a considerable amount of time, we are able to utilise this institutional knowledge when making assessments and valuations.

Our valuers have experience ranging between 15 – 40 years, collectively and thus have developed their ability to provide market related valuations on a number of items sold on the market today.

We have attended to Liquidations and sequestrations on behalf of the banks. These assets appraised include liquidator's moveable and in movable property.

General assumptions made when conducting valuations:

- - Condition of asset is key
- - Historical significance and importance must be understood
- - Preservation is assessed
- - Art work generally consists of oil and water colour
- - Use of asset is assessed
- - Current market for stock is assessed
- - Items to use to construct asset are key

We consolidate all the factors, included with our institutional knowledge and are able to determine realisable asset value for art works, buildings heritage assets and the like. Monuments that are not saleable are appraised on a replacement cost basis.



APPRAISEMENT

Gariiep Local Municipality

Burgersdorp

ASSETS:

BLOCK HOUSE

JUBILEE FOUNTAIN

TAAL MONUMENT



BLOCK HOUSE

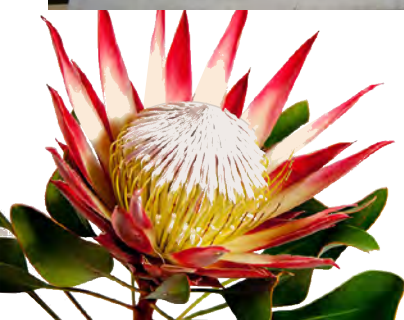
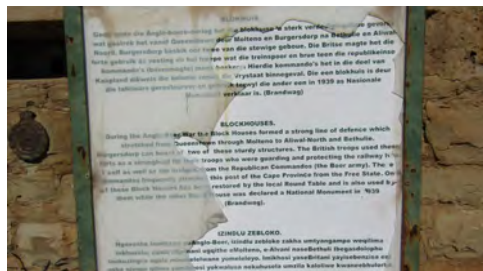
Built 1800's

CATEGORY: HISTORICAL BUILDINGS
LOCATION: Albert Road, Burgersdorp - ERF 96

The appraiser attests to the current market value of the assets to be as follows:

Land Size (Registered): 102 m2
Building Size: 60sqm

R3 175 200.00



Replacement cost based on:
Replacement of Natural Stone would be sourced from Lesotho
Steel Doors and Windows to be manufactured locally
Brass emblem and plaque to be moulded and manufactured locally
Replacement building cost - R18000 per sqm
Cost of Land

JUBILEE FOUNTAIN

Built 1897

CATEGORY: MONUMENT
LOCATION: Church St, Burgersdorp,

The appraiser attests to the current market value of the asset to be as follows:

R900 000.00



Replacement of highly decorative moulded steel drinking fountain render this virtually impossible to replicate as it was originally manufactured and sculpted at a foundry in Scotland - the cost to replicate and sculpt a fibre glass moulded replicate is included above as replacement.



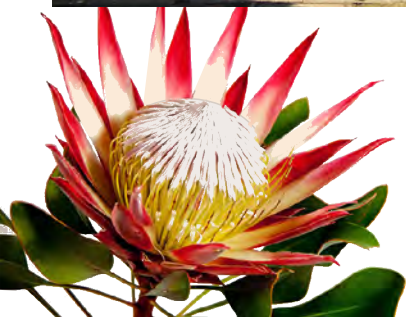
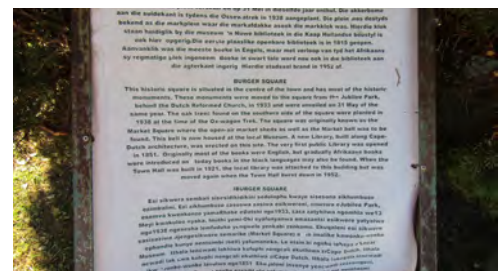
TAAL MONUMENT

Built 1893

CATEGORY: MONUMENT
LOCATION: I5 Kerk St, Burgersdorp,

The appraiser attests to the current market value of the asset to be as follows:

R550 000.00



Replacement cost based on:
3 Monuments each stand on a plinth with large marble sculptures
Engineering expertise and drawings required
Expert Sculptor who specialises in marble and casting to be sourced to replicate.
Cast Plynths to be constructed and cast
Marble and Granite plaques to be replicated

APPRAISEMENT

Maletswai Local Municipality

Aliwal North

ASSETS:

VOORTREKKERDRIF

LIGHT OF THE CENTURY

CONCENTRATION CAMP KERKHOF

DURBAN STREET CEMETERY

OLD CEMETERY BY THE RIVER

FORT BY WILDTUIN HEK

FORT OP BRONEPAD

FORT BEHIND THE HOSPITAL

SA WAR MEMORIAL SITE

FREEDOM SQUARE

KERKPLEIN MUSEUM

JOE GQABI STATUE

MUSEUM - OLD LIBRARY

FRERE BRIDGE



VOORTREKKERDRIF

Built 1800's

CATEGORY: MONUMENT
LOCATION: Coles Rd, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:

R150 000.00



Replacement cost based on:
Sourcing and mining similar natural stone
Various size granite plaques to be replicated and engraved

LIGHT OF THE CENTURY

Built 1849

CATEGORY: MONUMENT

LOCATION: Coles Road/Queen Terrace St, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:

R300 000.00



Replacement cost based on:
 Sourcing and mining similar natural stone for plynths and walls
 Various size granite plaques to be replicated and engraved
 Limestone sculptures replicated and crafted
 Blacksmith /Artisan required to reconstruct various steelworks

CONCENTRATION CAMP KERKHOF

Built 1901

CATEGORY: HISTORICAL BUILDINGS

LOCATION: Along the N6 Highway, Aliwal North - ERF 2088

The appraiser attests to the current market value of the asset to be as follows:

Land Size (Registered): 5312 m²

Building Under Roof: 200 m²

R9 877 760.00



Replacement cost based on:

Cost of Land

Building cost per sqm for structures - R15000 per sqm

Cost to shutter and cast monument by master artisans

Various size granite plaques to be replicated and engraved

Stone gravestones recreated and cast

Granite and Marble Gravesite cast, engraved and constructed.

DURBAN STREET CEMETERY

CATEGORY: MONUMENT

LOCATION: Durban Street, Aliwal North - ERF 628

The appraiser attests to the current market value of the asset to be as follows:

Land Size (Registered): 3096 m²

RI 450 000.00



Replacement cost based on:

Cost of Land

Building cost per sqm for historical gravestones

Cost to shutter and cast stone graves by master artisans

Various size granite plaques to be replicated and engraved

Stone gravestones recreated and cast

Marble Graves and gravestone plynths to be cast, engraved and constructed.

OLD CEMETERY BY THE RIVER

Built 1800'S

CATEGORY: MONUMENT

LOCATION: Bantu Street, Dukathole, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:

RI490 000.00



Replacement cost based on:
 Building cost per sqm for historical gravestones
 Natural stone to be sourced from Lesotho
 Cost to shutter and cast stone graves by master artisans
 Various size granite plaques to be replicated and engraved
 Stone gravestones recreated and cast
 Marble Graves and gravestone plynths to be cast, engraved and constructed.

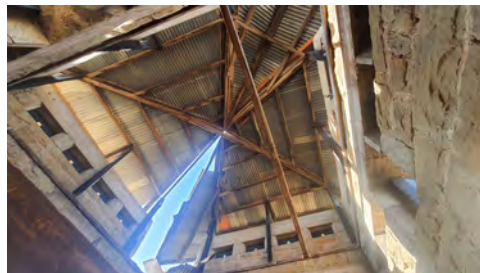
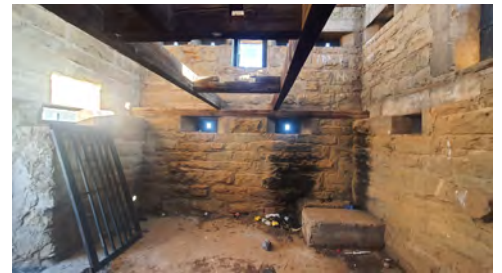
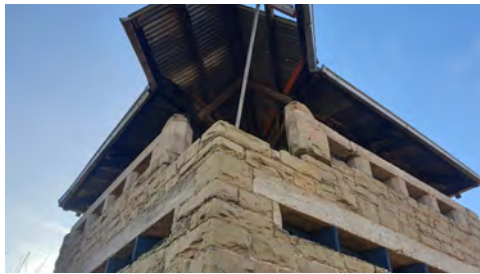
FORT BY WILDTUIN HEK

Built 1800'S

CATEGORY: HISTORICAL BUILDINGS
LOCATION: Steenkamp Street, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:
Building under roof: 60 m2

R3 175 200.00



*Replacement cost based on:
Replacement of Natural Stone would be sourced from Lesotho
Steel Doors and Windows to be manufactured locally
Brass emblem and plaque to be moulded and manufactured locally
Replacement building cost - R18000 per sqm
Cost of Land*

FORT OP BRONEPAD

Built 1800's

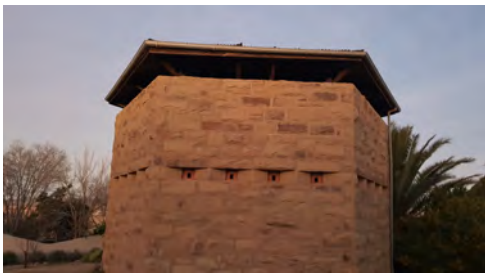
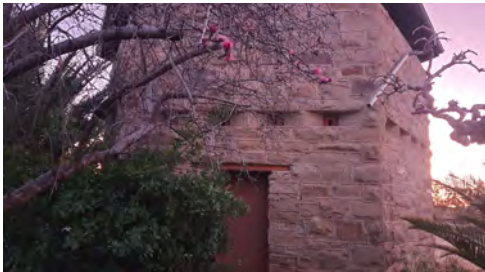
CATEGORY: HISTORICAL BUILDINGS
LOCATION: Valk Street, Aliwal North - ERF1093

The appraiser attests to the current market value of the asset to be as follows:

Land Size (Registered): 102 m²

Building Under Roof: 80sqm

R4 644 200.00



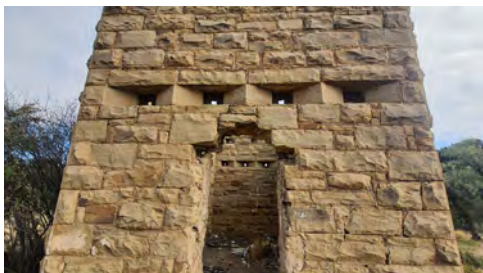
*Replacement cost based on:
Replacement of Natural Stone would be sourced from Lesotho
Steel Doors and Windows to be manufactured locally
Brass emblem and plaque to be moulded and manufactured locally
Replacement building cost - R18000 per sqm
Cost of Land*

FORT BEHIND THE HOSPITAL

CATEGORY: HISTORICAL BUILDINGS
LOCATION: Murray Street, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:
Building under Roof: 60sqm

R3 175 200.00



Replacement cost based on:
Replacement of Natural Stone would be sourced from Lesotho
Steel Doors and Windows to be manufactured locally
Brass emblem and plaque to be moulded and manufactured locally
Replacement building cost - R18000 per sqm
Cost of Land

SA WAR MEMORIAL SITE

Built 2000

CATEGORY: MONUMENT

LOCATION: Steenkamp Street, Aliwal North - ERF786

The appraiser attests to the current market value of the asset to be as follows:

Land Size (Registered): 8565 m²

Land R300 000 / Memorial Site: R950 000.00

Total: R1 250 000.00



Replacement cost based on:

Cost of Land

Building cost per sqm for structures - R15000 per sqm

Cost to shutter and cast monument by master artisans

Various size granite plaques to be replicated and engraved

Stone gravestones recreated and cast

Granite and Marble Gravesite cast, engraved and constructed.

FREEDOM SQUARE

Built 1850

CATEGORY: MONUMENT

LOCATION: Recreation Street, Dukathole, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:

R650 000.00



Replacement cost based on:

Various size granite plaques to be replicated and engraved
Granite Gravesite cast, engraved and constructed.

KERKPLEIN MUSEUM

CATEGORY: HISTORICAL BUILDINGS
LOCATION: Smith Street, Aliwal North - ERF498

The appraiser attests to the current market value of the asset to be as follows:

Land Size (Registered): 3502 m²

Buildings under roof - 709 m²

R5 77500.00



*Replacement cost based on:
Cost of Land
Building cost per sqm - R1 5000 per sqm*



JOE GQABI STATUE

Built 2004

CATEGORY: MONUMENT
LOCATION: Barkly Street, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:
R950 000.00



Replacement cost based on:

Various size granite plaques to be replicated and engraved
Granite statue cast, engraved and constructed.
Lifesize stone sculpture to be created and sculpture

MUSEUM - OLD LIBRARY

Built 1876

CATEGORY: HISTORICAL BUILDINGS

LOCATION: Smith Street, Aliwal North - Erf466

The appraiser attests to the current market value of the asset to be as follows:

Land Size (Registered): 693 m²

Building under roof: 236 m²

R 3 720 000.00



Replacement cost based on:
Cost of Land
Building cost per sqm - R1 5000 per sqm

FRERE BRIDGE

Built 1880

CATEGORY: HISTORICAL BUILDINGS
LOCATION: Aliwal Street / N6, Aliwal North

The appraiser attests to the current market value of the asset to be as follows:

R960 000



Replacement cost based on:
Building cost per sqm - R1 5000 per sqm
Replacement of current standing sandstone bridge arch

APPRAISEMENT

Maletswai Local Municipality

Jamestown

ASSETS:

JAMESTOWN MUSEUM



JAMESTOWN MUSEUM

CATEGORY: HISTORICAL BUILDINGS
LOCATION: Wepenaar Street, Jamestown ERF128 / 129

The appraiser attests to the current market value of the asset to be as follows:

Land Size (Registered): 892 m²

Building Size: 210 m²

R3 360 000.00



*Replacement cost based on:
Cost of Land
Building cost per sqm - R1 5000 per sqm*