



# Assessment report

**Agent:** Roxanne van Wyk

**Job number:** AR-1208

**Date:** 9 August 2026

**Client:** Sipho Dlamini

**Property:** Unit 12, The Palms, 8 Compensation Beach Road, Ballito

**Type:** Sectional-title apartment

**Bedrooms:** 3

**Bathrooms:** 2

**Floor area:** 118 m<sup>2</sup>

**Erf / section:** SS The Palms, Section 12

**Levy:** R3 450 per month

**Rates:** R2 180 per month

## Property overview

Unit 12 is a 3-bedroom, 2-bathroom sectional-title apartment of 118 m<sup>2</sup> on the second floor of The Palms, Ballito. Sea glimpses from the lounge. One covered bay. The block is 2009. The unit is owner-occupied and presented as a lived-in home, not a vacant show unit.

## Room-by-room condition

Entrance and passage: clean, one scuff on the skirting.

Lounge and dining: open plan, 18 m<sup>2</sup> of tile, no cracks. Sliding door to the balcony runs true.

Kitchen: original cupboards in fair order. Hob and oven working at the visit. No leak under the sink.

Main bedroom: 14 m<sup>2</sup>. Ceiling staining at the window corner, approximately 400 mm, consistent with an old leak from the unit above. Dry on the day of visit.

Bedrooms 2 and 3: used as a child's room and a study. Paint tired. Windows open.

Main bathroom: good. Guest bathroom: fair, silicone ageing.

Patio: 8 m<sup>2</sup>. One cracked tile at the sliding-door threshold.

## Defects and remedials

Ceiling stain in the main bedroom should be investigated with the body corporate before listing photographs. Budget a plaster and paint of that corner, about R4 500 if the leak above is already closed.

AGENT SIGNATURE

DATE

**9 August 2026**



Cracked patio tile at the door should be replaced before show days. One tile, colour match possible from the spare in the bay cupboard.

Neither defect should wait until after an offer. Both are cheap. Both photograph badly.

### **Market comparison**

Recent sales in The Palms: Section 7, 2-bed, 94 m<sup>2</sup>, R1.85 million, March 2026. Section 19, 3-bed, 121 m<sup>2</sup>, R2.35 million, May 2026. A 3-bed of 116 m<sup>2</sup> at The Dunes, one street back, sold at R2.20 million in June. Unit 12 sits between those 3-bed results if the ceiling is made good.

### **Recommended asking price**

R2.45 million. That is above the May sale in the same block because of the sea glimpse and the covered bay, and it assumes the two remedials are done. If they are not done, ask R2.38 million and expect the stain to be used in negotiation.

### **Next steps**

Body corporate leak confirmation in writing. Replace the patio tile. Paint the bedroom corner. Mandate, if instructed, is a separate document and is not signed on this assessment.

AGENT SIGNATURE

DATE

**9 August 2026**