



Property Valuation Certificate

Client: **Mr. & Mrs. M. Khot'seng**

Address: **Plot 11294-1352, Ha Lesia, Maseru Urban Area**

Date of Valuation: **6th June 2020**

Approved
15/06/2020

P.O. Box 15019 - Maseru 100 - Lesotho. No. 247 Qoqolosing Road - Maseru West - Maseru - Lesotho.

Cell: (+266) 58843040. e-mail: lefeela85@me.com. Reg no: 2013/1055.

1.0 INSTRUCTION

We were instructed by Mr. Mosebi Khot'seng & Mrs. Mamoeketsane Khot'seng to assess the value of the subject property for transfer purpose with the Land Administration Authority (LAA) as at 6th June 2020. The property is owned by Mr. Rethabile Stephen Mohatlane and Mrs. Mabataung Mohatlane (married in community of property).

2.0 PROPERTY INFORMATION

Registrar	Maseru
Plot No.	11294-1352
Plot area (m2)	673
Building area (m2)	235
Locality	Ha Lesia, Maseru Urban Area
Registered owner	Land Administration Authority (LAA)
Registration date	5 May 2011
Lease term	90 years
Purchase price	Unavailable
Permitted use	Residential
Municipal valuation	Unavailable
Endorsements	None noted
Comments	The lease term commenced on 8 March 2011

3.0 IMPROVEMENTS

The subject property comprises a main house with 3 bedrooms (the master bedroom has ensuite bathroom and toilet), living room, dining room, unfitted kitchen, bathroom, toilet and a double garage. There is also a detached pit latrine toilet built with hollow concrete block.

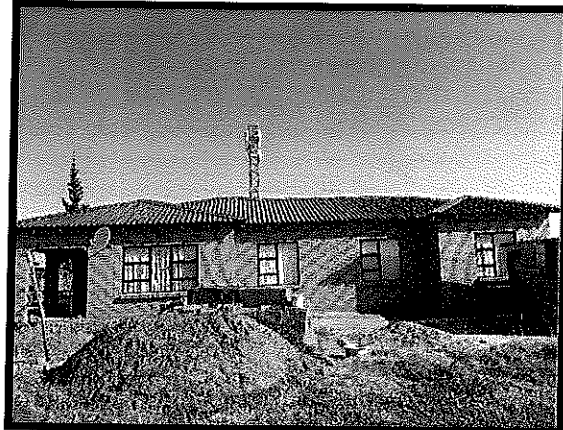
The main house is built with face brick, it has a hip and valley roof and is covered with factory-painted IBR sheeting, there are no gutters installed and there is no concrete apron around the house. The windows and doors are bronze aluminum framed. The interior is plastered and painted with only one coat of paint. The kitchen and passage have ceramic floor tiling and PVC ceiling. The living room has laminate wooden flooring, the dining room has no floor covering, both rooms have PVC ceiling, doors are yet to be installed at both rooms.

Two (2) of the bedrooms have rhinoboard ceiling and the master bedroom has PVC ceiling. All bedrooms have no floor coverings. All bathrooms and toilets have no ceilings or floor coverings and no plumbing pipes or fittings.

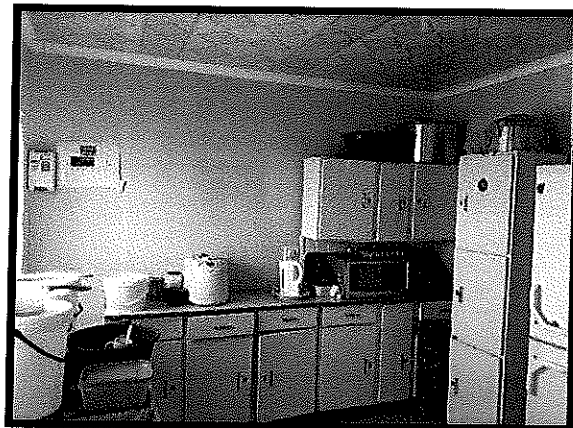
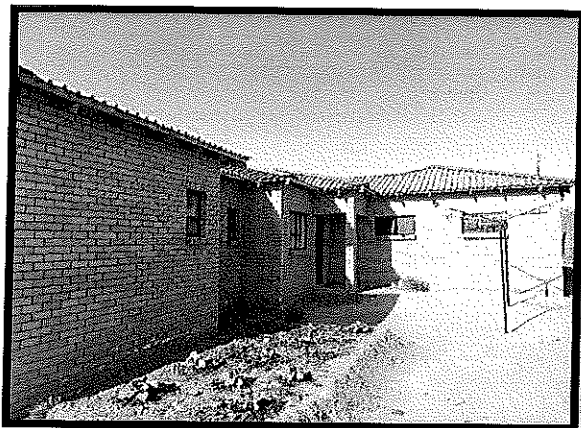
The house has electricity, internal plumbing is yet to be installed and water was only available from outside standpipe at the time of inspection. The property is unfenced.

Photos of the property

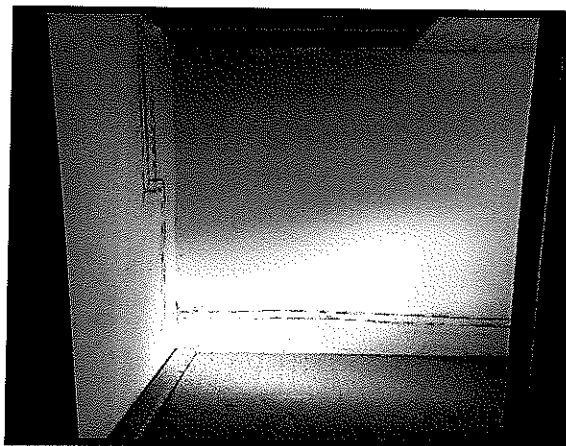
External faces of the house



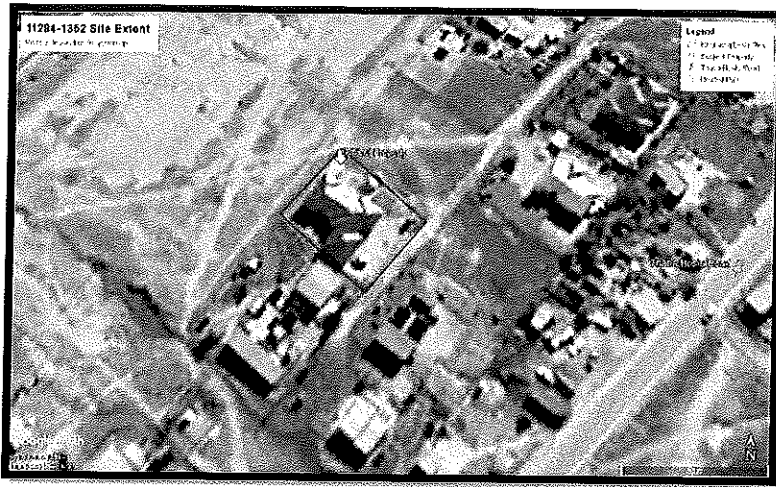
House exterior and unfitted kitchen



Incomplete sections of the house- living room and dining room doors, bathrooms



Site Extent



Source: Google Earth

4.0 LOCATION

The subject property is located about 7km's south west of Maseru's CBD, in a residential area. The Ha Lesia area is accessed from the Kofi Annan Bypass road that joins the Main South 1 (A2) road at Masianokeng. The subject property is 150m's from Thaba Bosiu road which is tarred and is accessed directly by a fair quality dirt road. Ha Lesia is bordered by the Mohokare (Caledon) River and a similarly residential area of Thetsane West.

Aerial Photo



Source: Google Earth



5.0 OPINION OF VALUE


After due consideration of the preceding information, we are of the opinion that the present value of the subject property as at the date of valuation is **M670, 000.00 (Six Hundred and Seventy Thousand Maloti Only)**.

The valuation is subject to the following conditions;

- (i) The type and quality of accommodation offered;
- (ii) The general location and accessibility of the subject property.

6.0 DECLARATION

After taking due consideration of all relevant factors, the undersigned considers the above valuation to be a true and fair assessment of the present value of the subject property. I further confirm that neither this firm nor the undersigned have any vested interest in the subject property. The certification was therefore undertaken on a completely independent basis.



Tsepo L. Putsoa
Property Valuer

06/06/2020
Date