




PROPERTIES (Pty) Ltd

## Property Valuation Certificate

Client: Mrs. L. Mvu

Address: Plot 12301-898, Ha Tikoe (Ha Shelile), Maseru Urban Area

Date of Valuation: 10<sup>th</sup> July 2020

APPROVED  
31/07/2020  


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 Mrs. Lebohang Mvu to assess the value of the subject property for transfer purpose with the Land Authority (LAA) as at 10<sup>th</sup> July 2020. The property is owned by Mr. Tefo John Shelile and Mrs. Mahlatsi Bulane-Shelile (married in community of property).

## 2.0 PROPERTY INFORMATION

Registrar	Maseru
Plot No.	12301-898
Plot area (m2)	2,479
Building area (m2)	24
Locality	Ha Tikoe (Ha Shelile), Maseru Urban Area
Registered owner	Land Administration Authority (LAA)
Registration date	30 September 2013
Lease term	90 years
Purchase price	Unavailable
Permitted use	Residential
Municipal valuation	Unavailable
Endorsements	None noted
Comments	The lease term commenced on 14 August 2013

## 3.0 IMPROVEMENTS

The subject property comprises a 1 room residential house and a detached pit latrine toilet built of same construction as the main house.

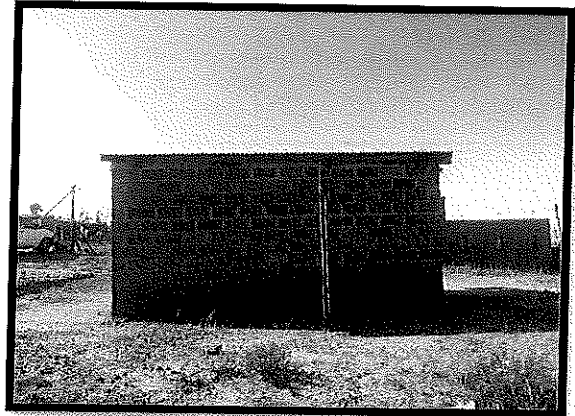
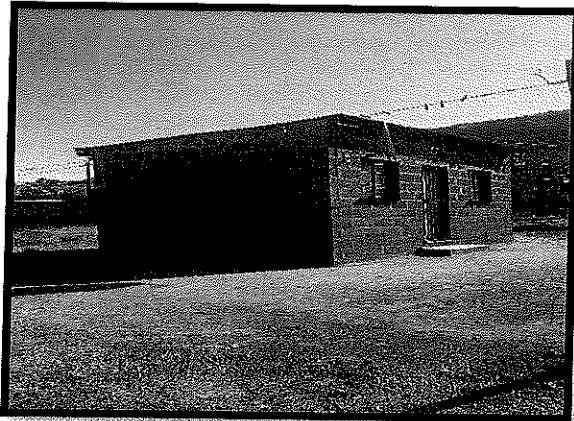
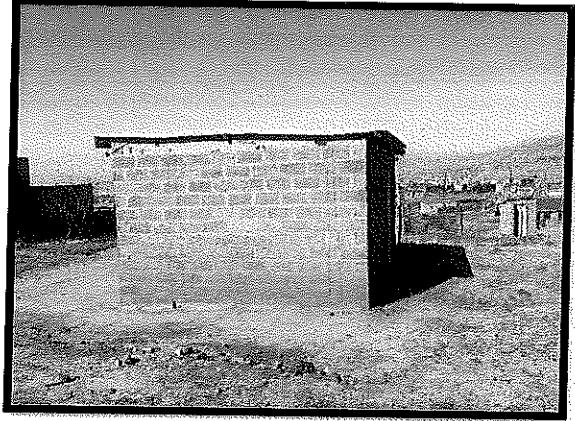
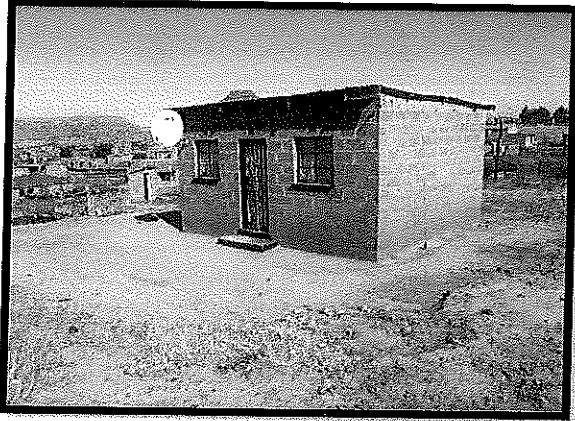
The house is built with concrete hollow block and is unplastered. It has a flat single slope roof and is covered with unpainted corrugated iron. The windows are steel framed. The interior is plastered and painted, the paint is in a poor condition and is due for renewal. There is no ceiling or floor covering in the unit.

The general site is very rocky and slopy. There is electricity connected to the house and no water connection, there is water connections available in the vicinity of the property.

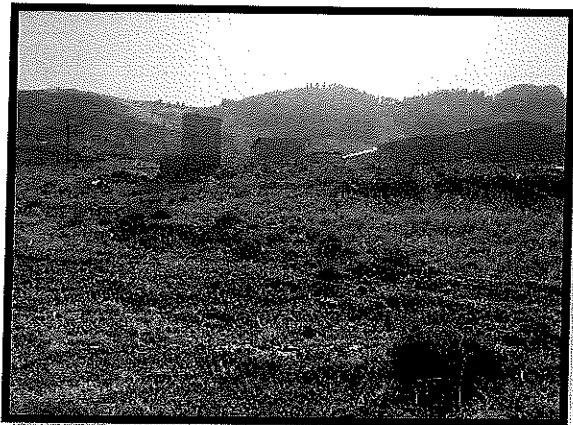
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**Photos of the property**

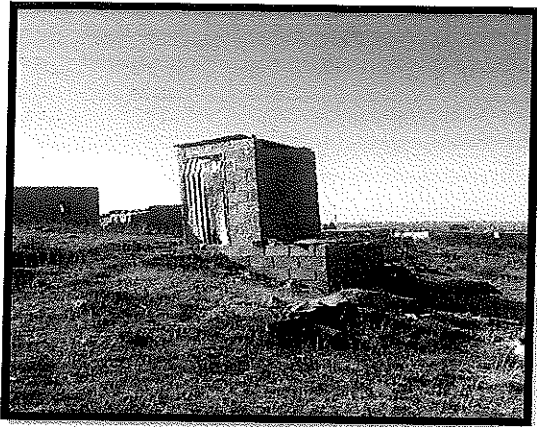
*External faces of the house*



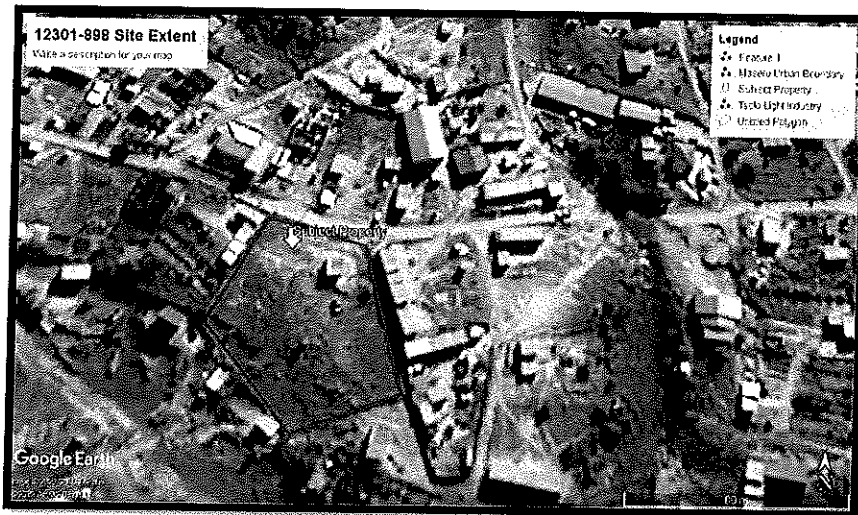
*Rocky and slopy landscape of site*



*Pit latrine toilet*



### Site Extent



*Source: Google Earth*

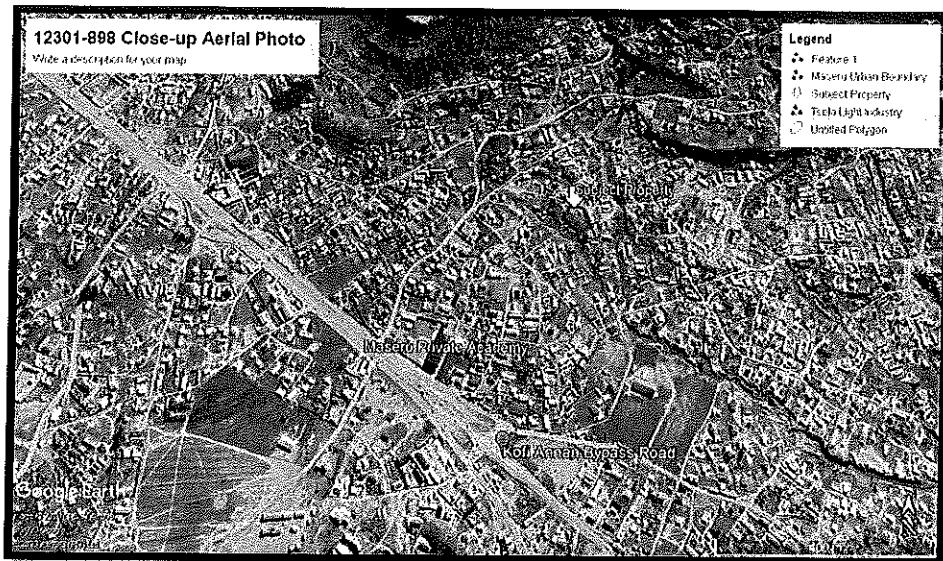
### 4.0 LOCATION

The subject property is situated at Ha Tikoe, also known as Ha Shelile, off the Kofi Annan Bypass Road, within the Maseru Urban caption area, approximately 9km's south of the CBD of Maseru. The subject property is directly accessible from a poor-quality gravel road that is 600m's from the Kofi Annan Bypass Road.

Two industrial areas are in close proximity, Tikoe industrial area is located 1km south-east of the subject property, while Thetsane industrial is 2km's north-west. Properties in the area are a mix of residential and industrial. Ha Tikoe borders predominantly residential areas of Ha Shelile, MASOWE and Likotsi.

*Handwritten mark resembling the letter 'P'.*

## 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 **M143, 150.00 (One Hundred and Forty-Three Thousand, One Hundred and Fifty 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

10/07/2020

Date