



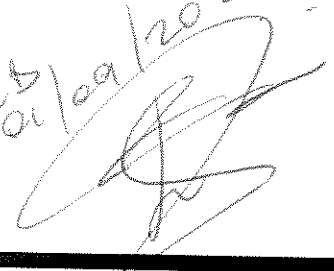
**PROPERTIES (Pty) Ltd**

## **Property Valuation Certificate**

**Client: Mrs. M.R. Phohlo**

**Address: Plot 13272-10020, Khubetsoana, Maseru Urban Area**

**Date of Valuation: 25<sup>th</sup> March 2020**

*APPROVED  
01/09/2020*  


**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. Matsepiso Rose Phohlo to assess the value of the subject property for transfer purpose with the Land Administration Authority (LAA) as at 25<sup>th</sup> March 2020. The property is owned by Mrs. Maseoe Emah Selate (widowed).

## 2.0 PROPERTY INFORMATION

Registrar	Maseru
Plot No.	13272-10020
Plot area (m2)	766
Building area (m2)	50 (main house) & 48 (4 single units under construction)
Locality	Khubetsoana (Taung), Maseru Urban Area
Registered owner	Land Administration Authority (LAA)
Registration date	22 January 2020
Lease term	90 years
Purchase price	Unavailable
Permitted use	Residential
Municipal valuation	Unavailable
Endorsements	None noted
Comments	The lease term expires on 07 January 2110

## 3.0 IMPROVEMENTS

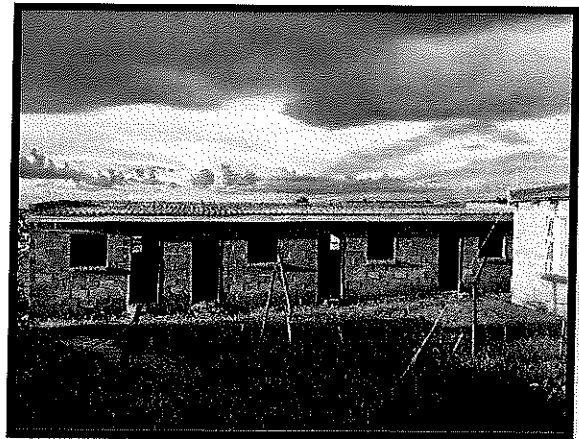
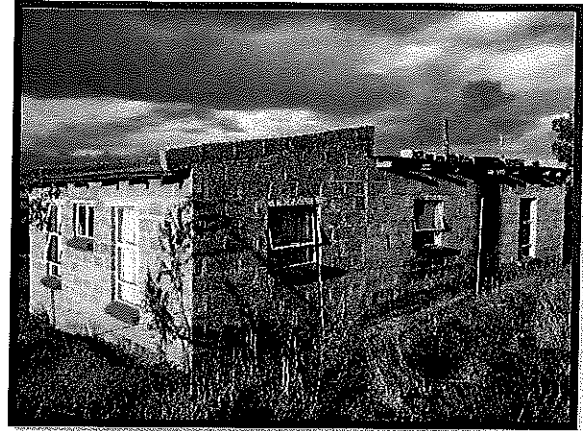
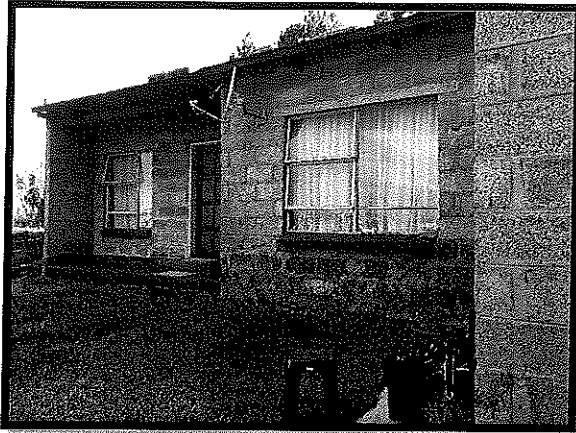
The subject property comprises 2 structures, a main house with 2 bedrooms, unfitted bathroom, unfitted kitchen & lounge area and another structure that is under construction that comprises 4 single room residential rental units. There is also a detached pit latrine toilet of similar construction as the main house.

The main house is fairly old and is built with hollow concrete block and unplastered, it has a parapet roof and is covered with corrugated iron sheeting. The windows are steel window framed. The interior is dilapidated with visible structural cracks in some areas. The floor is tiled with vinyl tiles. The paint on the walls is worn and there are no ceilings throughout the house. The house has electricity but no plumbing installation.

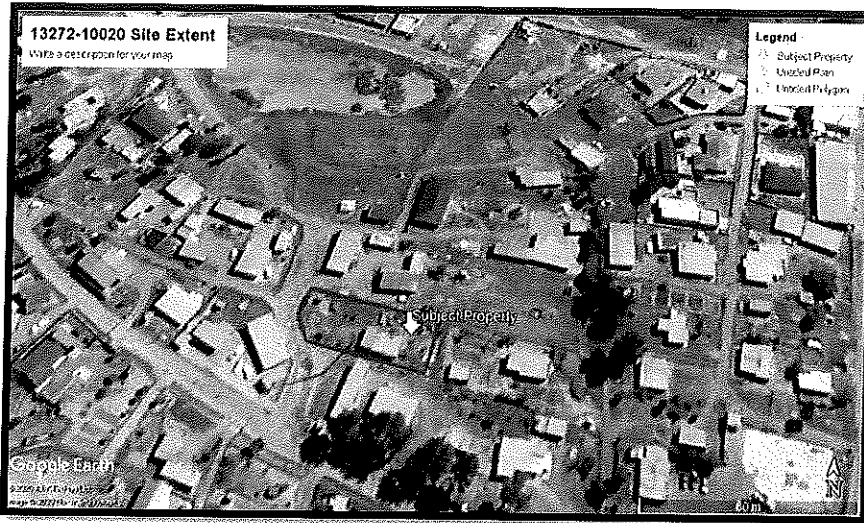
The structure that is under construction is built with hollow concrete block and is unplastered. The flooring is unfinished concrete, there are no window frames or doors installed yet and there is no electrical wiring and plumbing. The roof is flat single fall with corrugated iron sheeting.

The property is fenced with barbed wire with stick standard and poles.

Photos of the property



## Site Extent

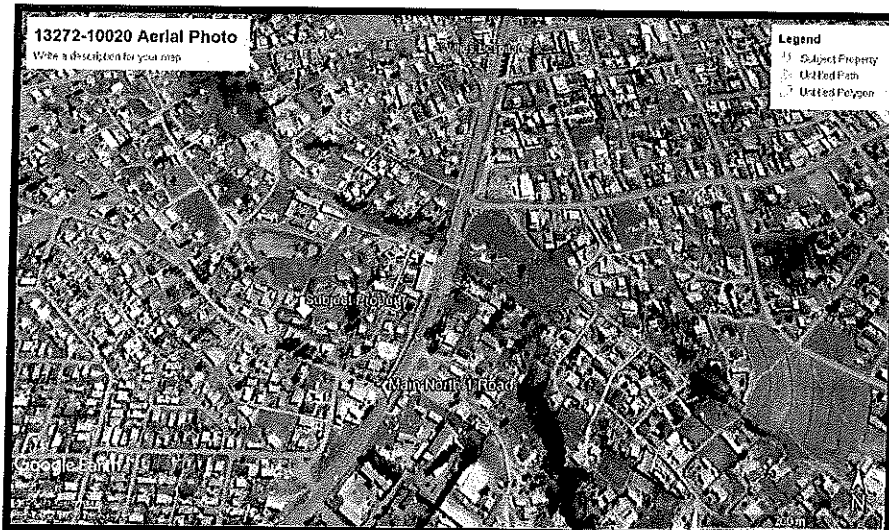


Source: Google Earth

## 4.0 LOCATION

The subject property is located about 10 km's north of Maseru's CBD, in a residential area. The Khubetsoana (Lecoop/Taung) area, is accessed from the Main North 1 (A1) road that leads to the northern districts of Lesotho (it is 160m's away from subject property). The area consists of fair quality gravels roads. The surrounding area is predominantly residential and borders other mainly residential areas of Ha Mabote and Bochabela.

## 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 **M214, 000.00 (Two Hundred and Fourteen 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

25/03/2020  
Date