



## Property Valuation Certificate

Client: **Mrs. L. M. Lehloka**

Address: **Plot 13303-441, Liraoeleng (Lithoteng), Maseru Urban Area**

Date of Valuation: **13<sup>th</sup> July 2020**

*Approved*  
*23/07/2020*  
*[Signature]*

## 1.0 INSTRUCTION

We were instructed by Mrs. Liengoane Maletima Lehloka to assess the value of the subject property for transfer purpose with the Land Authority (LAA) as at 13<sup>th</sup> July 2020. The property is owned by Mrs. Maliengoane Josephine Ntlama (widow).

## 2.0 PROPERTY INFORMATION

Registrar	Maseru
Plot No.	13303-441
Plot area (m2)	896
Building area (m2)	34 (175- structure under construction)
Locality	Liraoeleng (Lithoteng), Maseru Urban Area
Registered owner	Land Administration Authority (LAA)
Registration date	12 August 1999
Lease term	90 years
Purchase price	Unavailable
Permitted use	Residential
Municipal valuation	Unavailable
Endorsements	None noted
Comments	The lease term commenced on 16 June 1980

## 3.0 IMPROVEMENTS

The subject property comprises 3 structures made up of a 2-room unit, a 3-bedroom house that is under construction and a detached pit latrine toilet of similar construction as the 2 houses. The 3-bedroom house has walls at roof level, there is no roof or windows or doors and the structure has no plumbing or electrical installations yet, it is yet to be plastered.

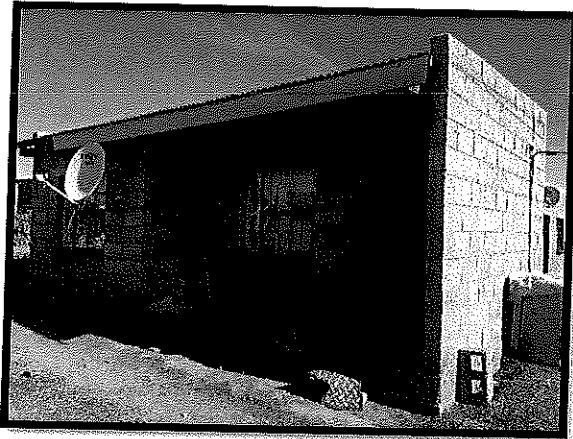
The 2-room unit is built with hollow concrete block and is unplastered while the interior is plastered and painted. The roofing is flat single fall and is covered with unpainted corrugated iron sheeting. The windows are steel framed. The flooring is covered with vinyl tile and the ceiling is plastered rhinoboard. There is no plumbing installation, water is available from an external standpipe, there is electricity connected to the unit.

The property is fenced with a mix of diamond mesh and hollow block boundary wall with palisade panels.

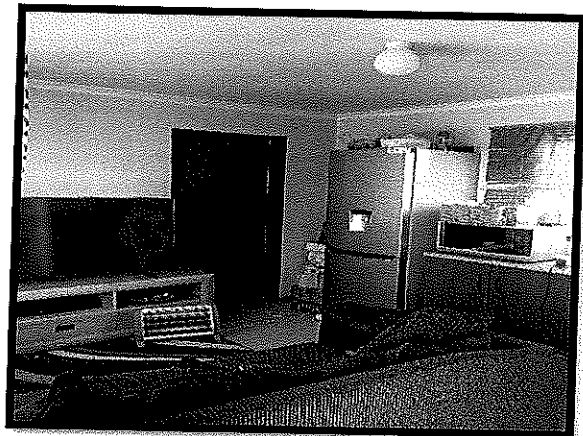
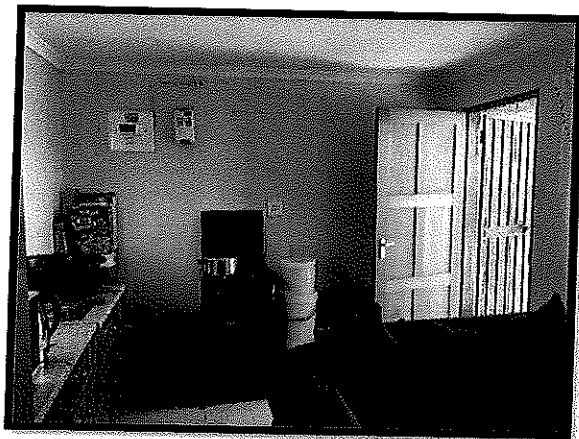
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**Photos of the property**

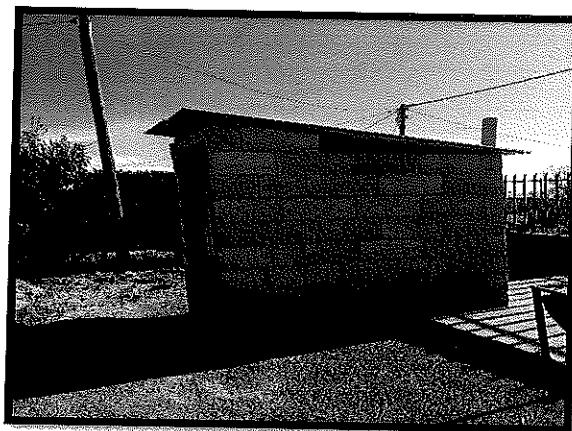
*External faces of the houses- big house under construction and 2 room unit*



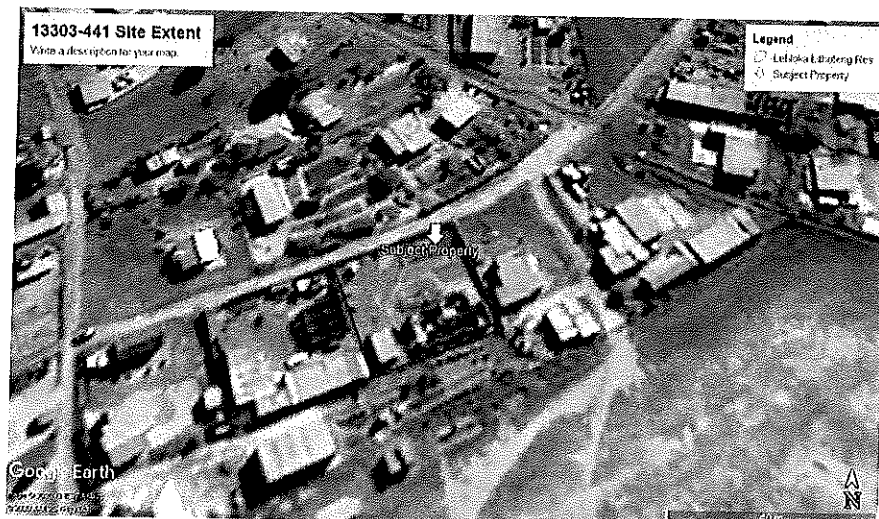
*Interior of 2 room unit*



*Interior of 2 room unit and external toilet*



### Site Extent

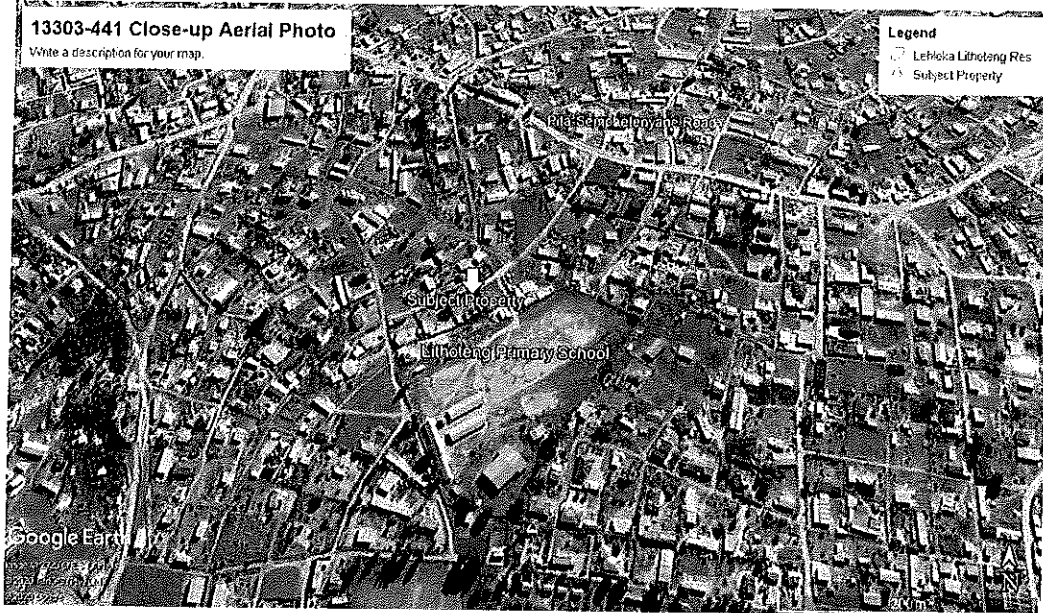


*Source: Google Earth*

### 4.0 LOCATION

The subject property is situated at Liraoeleng, locally known as Lithoteng, within the greater Maseru Urban caption area, approximately 12km's south of the CBD of Maseru. The subject property is 200m's from the bitumen-surfaced Ha Pita-Semphetyane road and is accessed directly by a fair-quality dirt road. The Liraoeleng area is accessible from the Kofi Annan Bypass road on the southern side or the Main South 1 (A2) road on the northern side. Liraoeleng borders other residential areas of Ha Seoli, Qoaling, Lithoteng, and Pena Pena.

## 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 **M315, 000.00 (Three Hundred and Fifteen 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.

  
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Tsepo L. Putsoa  
Property Valuer

13/07/2020  
Date