

# OXBOW LAND

AND PROPERTY CONSULTANTS (Pty) Ltd

Certificate #: 6301230668 Reg #: 94/200 TIN: 200008403022

Cell: +266 5903 3320

Email address: [oxboweconomists@gmail.com](mailto:oxboweconomists@gmail.com)

Baffoe Apartments  
Next to Ha-Matala Shopping Centre  
Private Bag X022 Maseru West 105  
Email: [oxboweconomists@gmail.com](mailto:oxboweconomists@gmail.com)  
[lephatsaattorneys@gmail.com](mailto:lephatsaattorneys@gmail.com)

## LAND ADMINISTRATION AUTHORITY LAA

VALUATION REPORT ON PROPERTY NO. 13304-754

HA SEOLI, MASERU URBAN AREA

OWNER: NTSANE KHABISI

CONSULTING VALUERS: OXBOW LAND & PROPERTY

CONSUTANTS (PTY) LTD

CERT: 6301230668

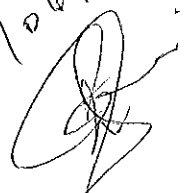
TIN: 2000840302-2

Private Bag X0221

Maseru West 105

Lesotho

Tel: (+266) 590333320

APPROVED  
11/06/2020  


Open Market value of property	M 75,200.00
Relationship manager Cell. No: (+266) 59033320	valuers : Oxbow/ land & property consultants

# LAND AND PROPERTY CONSULTANTS (PTY) LTD

PROPERTY ECONOMISTS, REAL ESTATE APPRAISERS/ VALUERS PROPERTY/ MANAGEMENT &  
DEVELOPMENT CONSULTANTS

CERT: 6301230668 TIN: 2000840302-2

VALUATION OF PLOT NO: 13304-754

HA SEOLI, MASERU URBAN AREA

Terms of Reference: Our service have been retained by Pastor Nzuzi of Live Right Centre to value the above mentioned property for open market value Land only.

- 1.0 **Description of property:** the property is a residential site on a flat terrain and is accessible via a dirt road.
- 2.0 **Tenure:** We note that the tenorial status is a 90 year leasehold interest as prescribed under the land Act 2010 effective 8<sup>th</sup> August 2011 to 8<sup>th</sup> August 2101.
- 3.0 **Location description:** The site is located at Ha Seoli.
- 4.0 **Site description:** The site is flat as previously described
- 5.0 **Services:** All services are connected to the property.
- 6.0 **Planning requirements, standards/zoning:** The area is zoned for residential use. The bottom line ceiling cost of housing and other standards are not explicitly stated earlier observations are presumptions.
- 7.0 **Schedule of areas**  
Site ares 449m2
- 8.0 **Date of inspection:** 22<sup>nd</sup> May 2020
- 9.0 **Valuation :** 25<sup>th</sup> May 2020
- 10.0 **Basic purpose of valuation:** For the regularisation of ownership in compliance with the Land Act 2010.
- 11.0 **Method of Valuation:**  
We have adopted the use of Market Sales Comparison approach for land only.  
The land cost which depend on locational attributes in the context of the prevailing micro market conditions.  
The LAA current schedule of land per square meter is very relevant in the context of establishing the value of the land. Structure is valued through the cost method, its graphic profile is inserted elsewhere in this report.
13. **Description of Improvement:** A classroom block, of sand Crete, block work, p/p both elevations, vinyl tile flooring two doors, IBR roofing underlined rhirnobord eg. Open space design

GEFA: 68.9 m2

**14. Schedule of Calculations**

(13304-754)

Improvement

Building (classroom)      68.9m2 @ M950- M 65,455

Less depreciation @ 30%      M19, 636

Dep. Replacement Cost      = 45,819

Rounded = 46,000

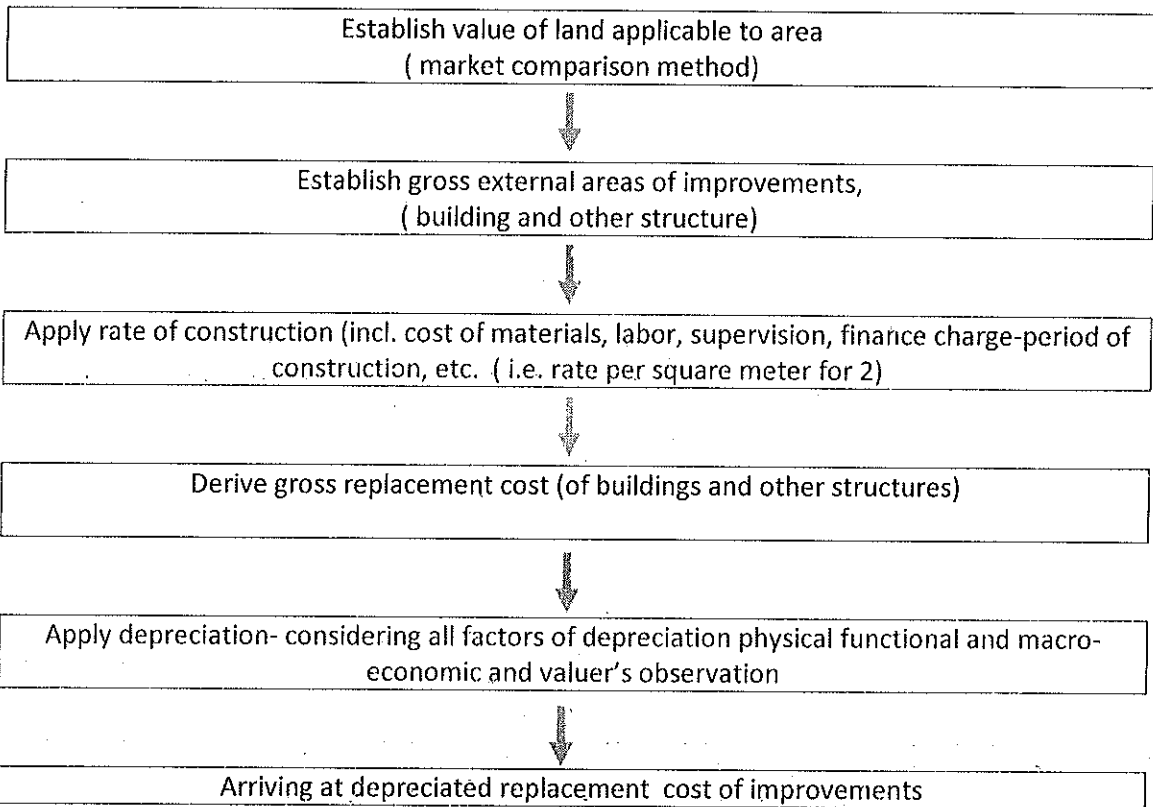
Add Value of Land Element

449m2 @ M65 = 29, 185

Rounded = 29, 200

Total market Value of Property      =75,200

**15. Diagrammatic representation of the method. Viz**



Add, value of land element

Total Market Value of Plot No, 13304-754 Ha seoli



