



## Property Valuation Certificate

Client: **Mr. M.A. Masokela**

Address: **Plot 14322-629, Ha Paki, Mazenod, Maseru District**

Date of Valuation: **1<sup>st</sup> September 2020**

Approved  
03/09/2020

## 1.0 INSTRUCTION

We were instructed by Mr. 'Moko Alexander Masokela to assess the value of the subject property for transfer purpose with the Land Administration Authority (LAA) as at 1<sup>st</sup> September 2020. The property is owned by Mr. Mokatana Daniel Masokela and Mrs. Alina Lebajoa-Masokela (married in community of property).

## 2.0 PROPERTY INFORMATION

Registrar	Maseru
Plot No.	14322-629
Plot area (m2)	1,085
Building area (m2)	116 and 28
Locality	Ha Paki, Mazenod, Maseru District
Registered owner	Land Administration Authority (LAA)
Registration date	09 December 2013
Lease term	90 years
Purchase price	Unavailable
Permitted use	Residential
Municipal valuation	Unavailable
Endorsements	None noted
Comments	The lease term commenced on 02 December 2013

## 3.0 IMPROVEMENTS

The subject property comprises 3 structures made up of a 3-bedroom main house with a single garage, a 2-room unit, and a detached pit latrine toilet of similar construction as the main house.

### Main House

The main house is built with hollow concrete block and is unplastered. It has a heap roof and is covered with factory-painted IBR sheeting. There are no gutters installed and no concrete apron around the house. The window frames are aluminium. The kitchen is unfitted and has no plumbing piping or fittings installed. The walls are plastered and painted with undercoat only, with no flooring and no ceiling.

The living room, 2 bedrooms and bathroom and in a similar state, having no floor covering or ceiling, while walls are plastered and painted with paint undercoat. The bathroom has no plumbing piping or fittings installed. Only one of the 3 bedroom has a PVC ceiling installed, with no flooring and wall same as the rest of the house.

There are visible movement cracks throughout the house, on walls and floors despite the house having been recently built.

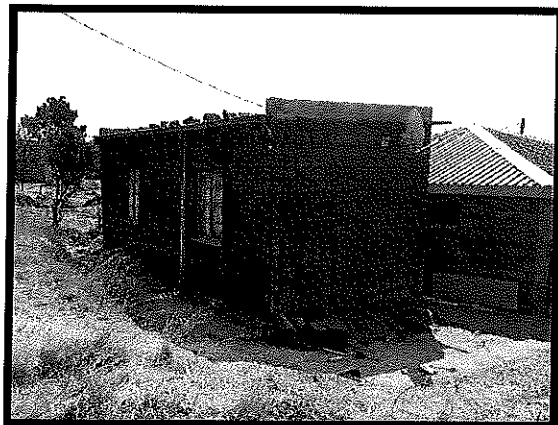
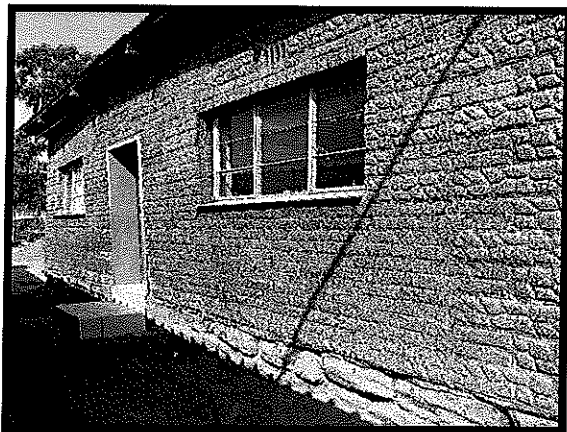
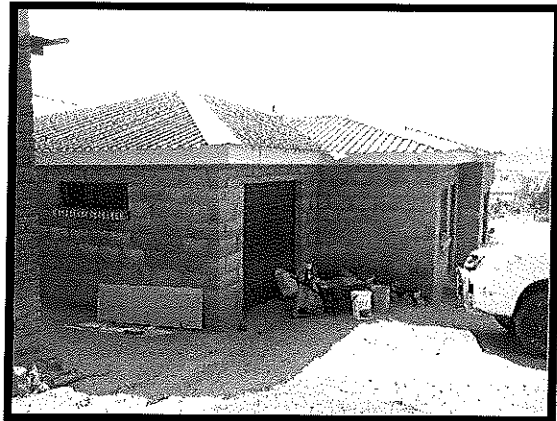
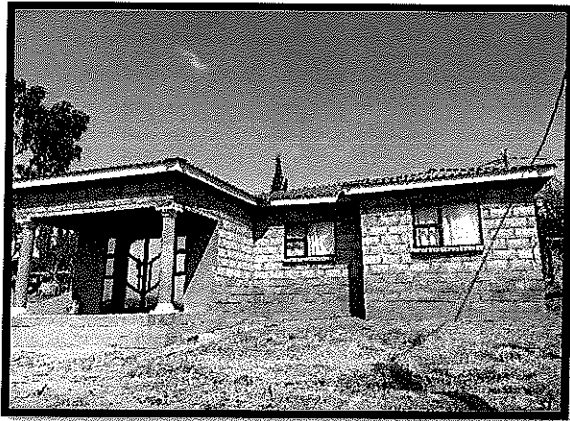
2-Room Unit

The 2-room unit is an old structure built with a decorated hollow concrete block and is plastered with a rough-cast finish. The roofing is flat single fall and is covered with unpainted corrugated iron sheeting. The windows are steel framed. The interior is plastered and painted, the flooring is uncovered and there is no ceiling installed. Electricity is connected but there is no plumbing installation, water is available from an outside standpipe.

The property is partially fenced.

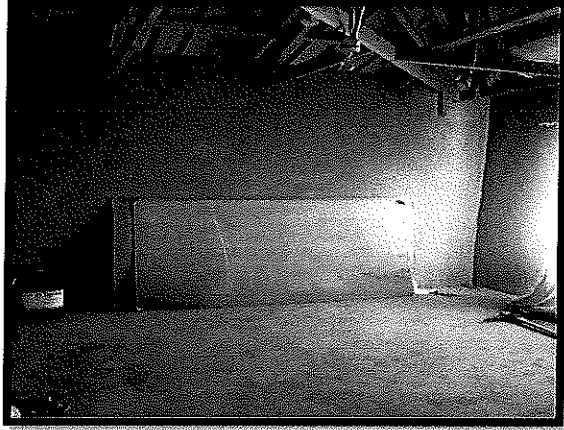
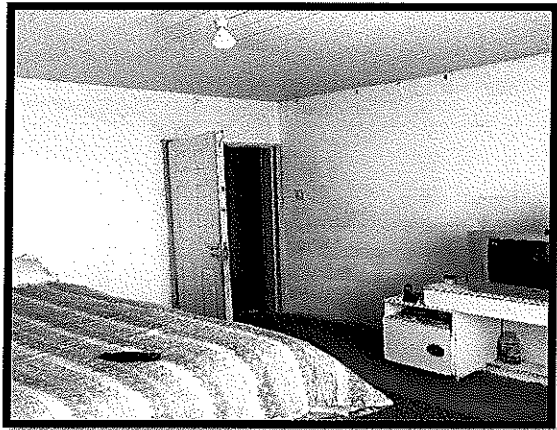
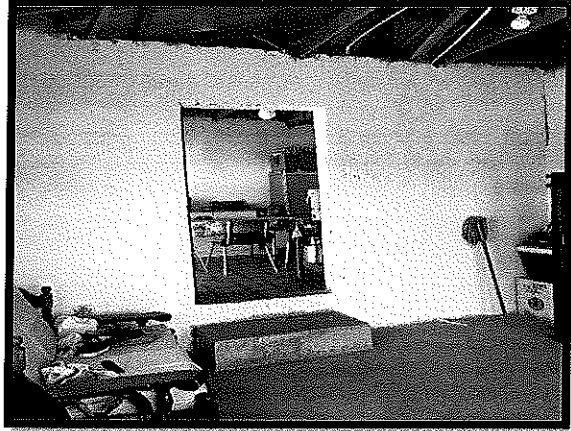
**Photos of the property**

*External faces of the houses- main house and 2- room rental unit*

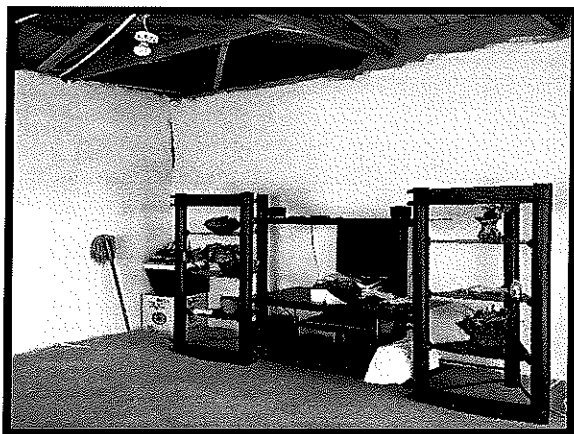


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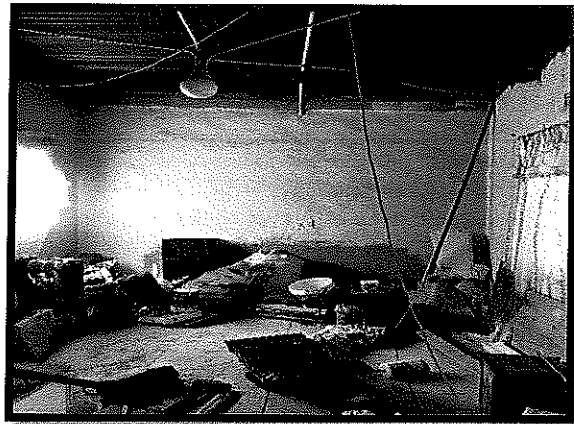
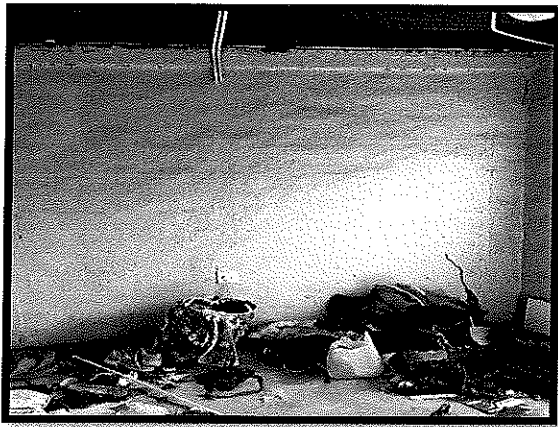
*Interior of main house- general state*



Visible movement cracks on walls and floors



*Interior of 2-room unit*



### Site Extent

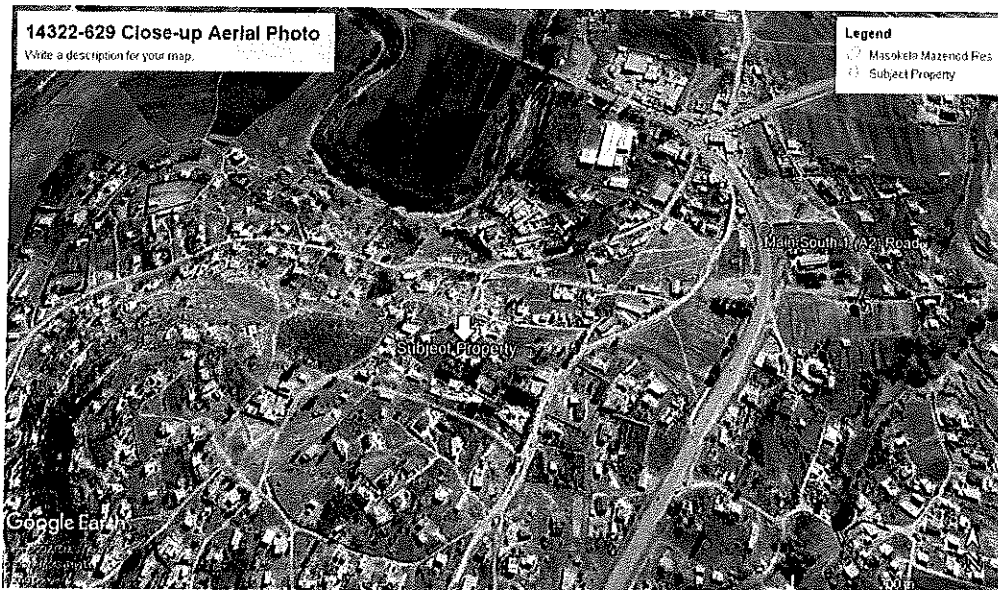


*Source: Google Earth*

### 4.0 LOCATION

The subject property is situated at Ha Paki, Maseru, locally known as Masianokeng, within the greater Maseru District caption area, approximately 15km's south-east of the CBD of Maseru. The subject property is 500m's from the Main South 1 (A2) Road and is accessed directly by a poor-quality dirt road. Ha Paki borders other residential and agricultural land-use areas.

## 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 **M172, 000.00 (One Hundred and Seventy-Two 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

01/09/2020  
Date