

**LAND ADMINISTRATION AUTHORITY  
LAA**

**VALUATION REPORT ON PROPERTY No.30084 -415  
HA KAMOHO, BOTHA-BOTHE URBAN AREA**

**OWNER: NEO GLADYS MOHLOAI**

**CONSULTING VALUERS: OXBOW LAND & PROPERTY  
CONSULTANTS (PTY) LTD**

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**Open Market Value (Building & Land)**

**M 143,416.00**

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**Valuers: Oxbow Land & Property  
Consultants**



## LAND AND PROPERTY CONSULTANTS (PTY) LTD

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

(Cert. No. 6301230668: TIN: 200084030-2)

### **VALUATION OF YOUR PLOT No.30084-415 HA KAMOHO– BOTHA-BUTHE URBAN AREA**

- 1.0 Terms of Reference:** Our services have been retained by Mr Telang Mokheche.  
To value the above-mentioned property for Open Market Value.
- 2.0 Description of Property:** The property is Residential site on a sloppy gradient, is accessible via a dirt road.
- 3.0 Tenure:** We venture to note that the tenurial status is a possible 90 year leasehold interest as prescribed under the Land Act 2010.
- 4.0 Location description:** The property is located at Ha Kamoho.
- 5.0 Site description:** The site is sloppy as previously described  
The site area is some 1077m<sup>2</sup> more or less.  
Please note the site is accessible by foot.
- 6.0 Services:** All basic services are connected to the property.
- 7.0 Planning requirements, standards/zoning:** The area is zoned for Residential use. The bottom line or ceiling cost of housing and other standards are not explicitly stated our earlier observations are presumptions only.
- 8.0 Description of improvements:**  
**MAIN BUILDING**  
A single storey building of concrete block wall structure. A flat GCI roof and Metal window casements & Metal door frames with wooden door panels  
Internally walls are plastered & painted. No ceiling, screed cement floor.  
**Accommodation**  
**Lounge, Kitchen, Passage, Bedroom 1 & 2**  
**Condition:** Roof leakages Broken windows & wooden door panels walls. floor cracks and plaster and paint scrapings most of the rooms.

## **9.0 Schedule of areas**

**GEFA:** Main building 63.58 m<sup>2</sup> MoreorLess

**Site area:** 1077m<sup>2</sup> MoreorLess

**10.0 Date of inspection:** 08<sup>th</sup> April 2019

**11.0 Basic purpose of valuation:** For the regularisation of ownership in compliance with the Land Act 2010.

**12.0 Method of valuation:**

**We have adopted the use of Cost approach for structures.**

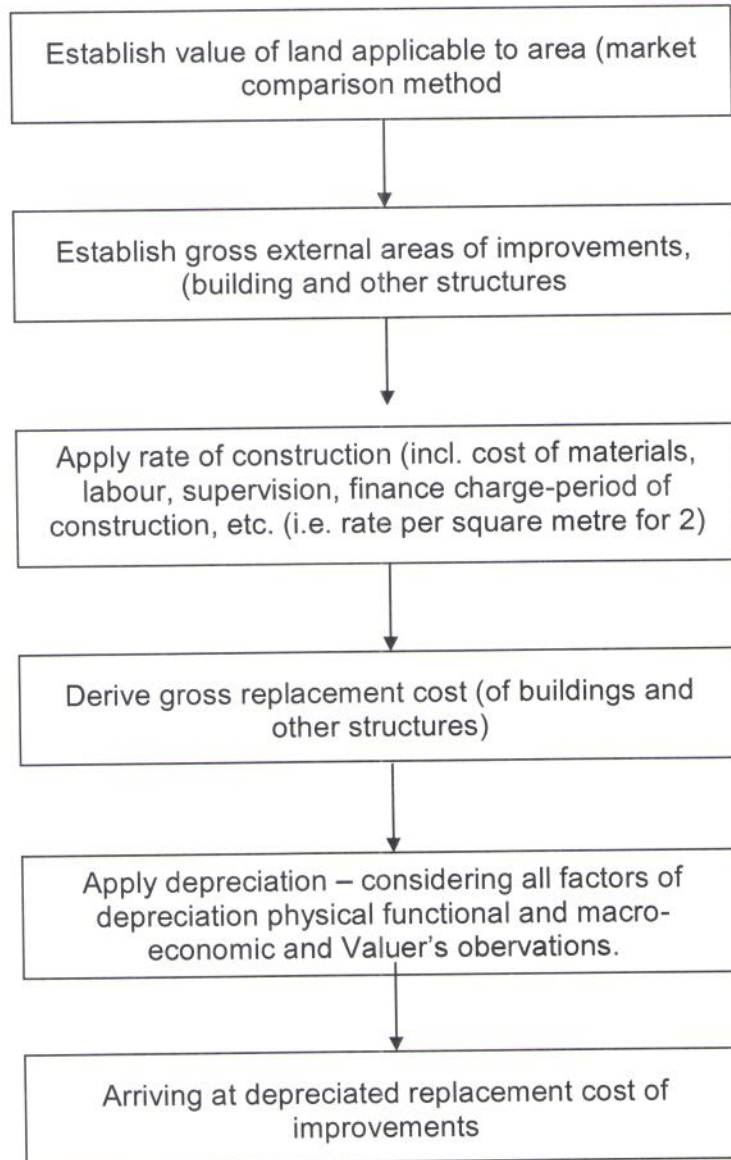
The premise of this method is that how much cost would a hypothetical investor/developer be prepared to pay/or shoulder to erect the building similar to the subject one, and pay also for the site in situ under consideration. He would pay the replacement cost involved in current times, less depreciation levy arising from, condition and age of the existing building/structures, plus the land cost which will depend on locational attributes in the context of the prevailing micro market conditions.

The LAA current schedule of land per square metre is very relevant in the context of establishing the value of the land.

**13.0 Condition audit of the improvements following accrued repairs;**

- (i) Wall cracks and plaster and paint scrapings,
- (ii) Broken ceilings suggestive of
- (iii) roof leakages.
- (iv) broken floors (cracks)

14.0 Diagrammatic representation of the method, viz:



Add, value of land element

Total Market Value of Plot No.30084-415

## NOTES AND ASSUMPTIONS

Apart from other limiting conditions made elsewhere in this report, the following specific ones have been made in the course of valuing the subject property.

- (a) All information is correct.
- (b) We have undertaken our inspection and valuation as are in our professional judgement and possible in the circumstances.
- (c) Measurements are approximate only.


**We hereby certify that we have physically inspected the property, and we have done thorough research, and that we have no interest, directly or indirectly whatsoever, in the property.**

**VALUER'S NAME:- OXBOW LAND & PROPERTY CONSULTANTS (PTY) LTD**

### **MARKET VALUE:**

Having taken location, state of repair of the property, actual construction and other relevant facts into account, it is our carefully considered professional opinion, that the market value of the subject property and land is **M 143,416.00 (One Hundred and Forty Three Thousand Four Hundred and Sixteen Maloti)**

Dated @ Maseru on the 9<sup>th</sup> April 2019



(N.B. Amadi)  
Property Economist/Valuer