

175

VALUATION REPORT : RESIDENTIAL

This valuation made by Namib Bou (Pty) Ltd, or its agents, of the subject property offered as security is done solely for the internal administrative purposes of Bank Windhoek. No warranties whatsoever are given or implied in respect of the property, its condition or market value. Furthermore Namib Bou (Pty) Limited does not accept any responsibility should this information be used by any other party for whatever reason.

CLIENT INFORMATION

Name of Borrower		Contact No.	
Purpose of Valuation			

PROPERTY DESCRIPTION

Erf Number	175	Town / Suburb	REHOBOTH BLOCK G EXT. 1
Property Street Address	"KAWUKI" - EXTENSION 1		
Project name (if Sectional Title)			
Purchase Price		Date of Purchase	
Stand size	448m ²	Special Design Foundations Required	
Type of property	☒ Single Residential ☐ Townhouse ☐ Flat ☐ Vacant land		

TOWN PLANNING CONDITIONS

Zoning	☒ Residential ☐ Gen. Residential	Density :	
Parking requirements: General Residential			
Highest and best use	☒ Current Use ☐ Other Use	Specify	
Municipal Valuation	Land	N\$ 96,000.00	Improvements N\$ 270,000.00

DESCRIPTION OF PERMANENT STRUCTURES / IMPROVEMENTS

Single storey		Multi-Storey	
Main building			
	Entrance hall		Dressing room
1	Lounge	X	Passage
	TV/Family room		Entertainment
	Dining room		Balconies
1	Kitchen		Laundry
	Pantry		
	Scullery		
3	Bedrooms		
2	Bathroom		
	Shower/wc/basin		
	Separate WC		
	Study		
2	Veranda		
Outbuildings			
	Attached		Detached
1	Garages		Detached
	Carports		
1	Flat/cottage		Detached
	Storeroom		
	Outside Wc		
	Servants quarters		
	Lapa		
	Suana		

Nature of Property and Improvements									
LOCALITY		Excellent		Good	X	Fair		Poor	
ROOF DESIGN		Pitched		Mono pitch		Flat	X	Low pitch	
ROOF COVER		Thatch	X	Iron		Asbestos		Tiles	
ROOF COVER		Malthoid		Klip lock		Slate		Wood	
SOIL TYPE		Clay		Silt		Rocky	X	Sandy	
LAND SLOPE	X	Level		Gradual		Steep			
STRUCTURE TYPE	X	Conventional		Concrete		Frame		Innovative	
DESIGN TYPE	X	Detached		Attached		Semi-Attached			
WALL TYPE	X	Bricks		Ash brick		Face brick		Block bricks	
CONDITION		Excellent	X	Good		Fair		Poor	
AGE IN YEARS		0-5	X	5-20		20-40		Over 40	
GEYSER	X	Electric		Solar		None			
FITTED KITCHEN		Good	X	Average		Poor		Zink unit	
BUILT-IN CUPBOARDS		Good	X	Average		Poor		None	
WINDOWS (TYPE)	X	Steel		Wood		Aluminium		Other	
FLOOR COVERING		Carpet	X	Tiles		Wood		Novilon	
FLOOR COVERING		Grano		Slate		Laminated		Vinyl	
CEILINGS		Celotex	X	Rhinoboard		Pine		None	
BOUNDARY	X	Brick wall		Precast wall	X	Palisade		Wire	
SWIMMING POOL		Fibreglass		Cement		Other		Pool cover	
PAVING	X	Interlocks		Slasto		Concrete		Other	
SECURITY	X	Alarm		Beams		Intercom		Electr. fence	
OTHER		Remote gate	X	BBQ		CCTV		Fire place	
MUNICIPAL SERVICES	X	Electricity	X	Water	X	Sewerage	X	Burglar bars	
OTHER	Built-in stove (flat & dwelling)								

Extent of Investigation:(Record limitations / Restrictions on Inspection)

Nature and source of information to be relied upon:(Verifications to be recorded)

Assumptions and Special Assumptions:(To be recorded)

REHOBOTH BLOCK G EXT. 1

16-8-2020

VALUATION CONSIDERATION : RESIDENTIAL

Depreciated Replacement Cost Analysis

Description	Size (m²)	Rate (N\$/m²)	TOTAL N\$
Main Building 1	141	4,800.00	676,800.00
Main Building 2			-
Balconies			-
Flat /Cottage			-
Garages			-
Servants quarters			-
Verandah	5	1,250.00	6,250.00
Carport	54	300.00	16,200.00
Walling / Fencing	85	700.00	59,500.00
Paving	73	200.00	14,600.00
Other: BBQ	1	10,000.00	10,000.00
Improvement Total			783,350.00
Land Total	448	165.00	73,920.00
Total			N\$ 857,270.00

Replacement Cost / Insurance Calc.

Rate (N\$/m²)	AMOUNT N\$
6,250.00	881,250.00
	-
	-
	-
	-
	-
1,850.00	9,250.00
500.00	27,000.00
1,000.00	85,000.00
250.00	18,250.00
20,000.00	20,000.00
	N\$ 1,040,750.00
15%	N\$ 156,112.50
	N\$ 1,196,862.50

Add: Prof &
Demolition Fees

Acceptable as security :

☒ YES

☐ NO

Comparable Sales description

PROPERTY 1	Dwelling 139m² 3bed/2 full bath, Garage 22m², Carport 60m², Pavers 182m², Aluminium w-frames, alarm, BBQ, well fitted, r-gate
PROPERTY 2	Dwelling 117m², Garage 29m², 3bed/2bath, aluminum w-frames, alarm, AC x2, shade net 74m², well fitted, r-gate, pavers, boundary walls
PROPERTY 3	Dwelling 106m² 3bed/2bath, Garage 46m², Steel w-frames, Boundary walls, Wear & tear, worn paint, worn ceilings
PROPERTY 4	Dwelling 140m² 3bed/2bath, veranda 11m², aluminum w-frames, boundary walls, rocky erf, BL

	PROPERTY 1		PROPERTY 2		PROPERTY 3		PROPERTY 4	
	Prop. Info	Adj Factor	Prop. Info	Adj Factor	Prop. Info	Adj Factor	Prop. Info	Adj Factor
Erf Number	445		156		307		4621	
Erf size (m²)	875		550		1040		515	
Suburb	Block F		Block A		Block D		Block B	
Sale Price	N\$ 927,000.00		N\$ 850,000.00		N\$ 648,000.00		N\$ 874,000.00	
Date of Sale	17-Apr-25	1 mnths	17-Nov-23	18 mnths	10-Mar-23	27 mnths	11-Apr-24	14 mnths
Improvements (m²)	161	88%	146	97%	152	93%	140	101%

Adjusted subject sales price	N\$ 818,610.09	N\$ 845,869.12	N\$ 840,652.27	N\$ 880,242.86
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Ave Comparable Value based on Comparable sales **N\$ 850,000.00**

Forced Sale Value Less 30% **N\$ 595,000.00**

Insurance Value **N\$ 1,196,862.50**

Comments or Recommended Conditions for Approval

A standard residential property improved with a three bedroom/two bathroom dwelling with a steel carport and BBQ area. Standard quality finishes observed throughout, full BIC units in bedrooms and kitchen, and a generally well maintained façade. Minor wear & tear, roof leaks in some sections and wall cracks observed in some areas. Yard area is partly paved, boundaries are bound by brick walls with barbed wire and entrance is by means of a steel/wire mesh gate. Property is located on an unpaved cull de-sac street on street level.

CERTIFICATE

MARKET VALUE OF SUBJECT PROPERTY **N\$ 850,000.00**

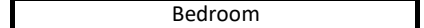
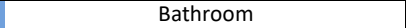
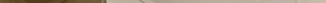
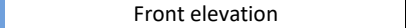
DECLARATION

I declare that I have inspected the above property and have verified the particulars set out in this report.
I confirm that the valuation was compiled in accordance with the International Valuation Standards.

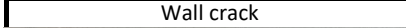
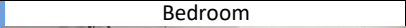
16-June-2025

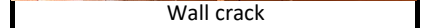
DATE

PHOTO PORTFOLIO

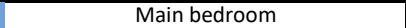


Age Group	Percentage
18-24	85%
25-34	75%
35-44	65%
45-54	55%
55-64	45%
65-74	35%
75-84	25%
85+	10%

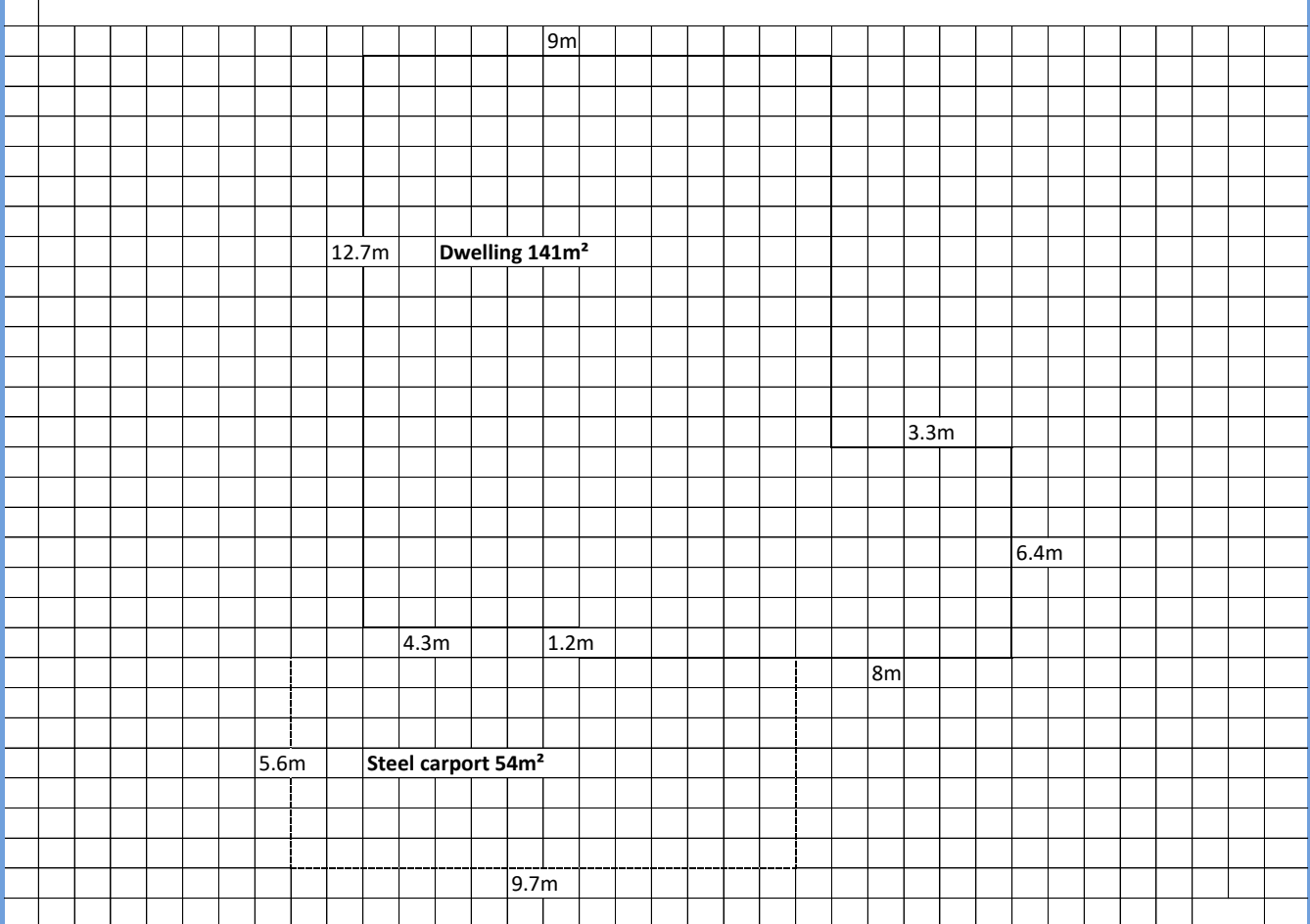




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DIAGRAM/PLAN



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