

734 - UNIT 13

VALUATION REPORT : RESIDENTIAL

This valuation made by [REDACTED] 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 [REDACTED] does not accept any responsibility should this information be used by any other party for whatever reason.

CLIENT INFORMATION

Name of Borrower	[REDACTED]	Contact No.	[REDACTED]
Purpose of Valuation			

PROPERTY DESCRIPTION

Erf Number	734 - UNIT 13	Town / Suburb	REHOBOTH BLOCK G EXT. 3
Property Street Address	"KAWUKI" EXT. 3		
Project name (if Sectional Title)	B/C BEUKES COURT		
Purchase Price		Date of Purchase	
Stand size		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	Improvements	

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		
2	Bedrooms		
1	Bathroom		
	Shower/wc/basin		
	Separate WC		
	Study		
	Veranda		
Outbuildings			
	Attached		Detached
	Garages		
	Carports		
	Flat/cottage		
	Storeroom		
	Outside Wc		
	Servants quarters		
	Lapa		
	Suana		

Nature of Property and Improvements											
LOCALITY			Excellent		Good	X	Fair		Poor		
ROOF DESIGN			Pitched		Mono pitch	X	Flat		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			Detached	X	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)			Steel		Wood	X	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		Palisade		Wire		
SWIMMING POOL			Fibreglass		Cement		Other		Pool cover		
PAVING		X	Interlocks		Slasto		Concrete		Other		
SECURITY			Alarm		Beams		Intercom	X	Electr. fence		
OTHER		X	Remote gate		BBQ		CCTV		Fire place		
MUNICIPAL SERVICES		X	Electricity	X	Water	X	Sewerage		Burglar bars		
OTHER											

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)

16-6-2025

REHOBOTH BLOCK G EXT. 3

VALUATION CONSIDERATION : RESIDENTIAL

Depreciated Replacement Cost Analysis

Description	Size (m²)	Rate (N\$/m²)	TOTAL N\$
Main Building 1	72	5,500.00	396,000.00
Main Building 2			-
Balconies			-
Flat /Cottage			-
Garages			-
Servants quarters			-
BBQ	7	2,000.00	14,000.00
Carport	1	8,000.00	8,000.00
Walling / Fencing	38	1,100.00	41,800.00
Paving			-
Other: Common property	1	50,000.00	50,000.00
Improvement Total			509,800.00
Land Total	123	250.00	30,750.00
Total			N\$ 540,550.00

Replacement Cost / Insurance Calc.

Rate (N\$/m²)	AMOUNT N\$
6,500.00	468,000.00
	-
	-
	-
	-
	-
2,250.00	15,750.00
10,000.00	10,000.00
1,150.00	43,700.00
	-
60,000.00	60,000.00
	N\$ 597,450.00
15%	N\$ 89,617.50
	N\$ 687,067.50

Add: Prof & Demolition Fees

Acceptable as security :

☒ YES

☐ NO

Comparable Sales description

PROPERTY 1	Dwelling unit 68m², 2bed, 1bath							
PROPERTY 2	Dwelling unit 68m², 2bed, 1bath							
PROPERTY 3	Dwelling unit 73m²							
PROPERTY 4	Dwelling unit 62m²							
	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	Erf 734 - Unit 1		Erf 734 - Unit 2		Erf 25 - Unit 2		Erf 1 - Unit 8	
Erf size (m²)	B/C Beukes Court		B/C Beukes Court		B/C Winkler Court		B/C Exosia Court	
Suburb	Rehoboth - Block G		Rehoboth - Block G		Rehoboth - Block F		Rehoboth - Block G	
Sale Price	N\$ 570,000.00		N\$ 600,000.00		N\$ 630,000.00		N\$ 390,000.00	
Date of Sale	6-Feb-24	16 mnths	10-Feb-23	28 mnths	17-May-23	24 mnths	14-Aug-23	22 mnths
Improvements (m²)	68	106%	70	103%	73	99%	62	116%
Adjusted subject sales price	N\$ 549,598.58		N\$ 523,893.78		N\$ 539,971.61		N\$ 543,620.90	
Ave Comparable Value based on Comparable sales			N\$ 540,000.00					
Forced Sale Value		Less 30%		N\$ 378,000.00				
Insurance Value			N\$ 687,067.50					

Comments or Recommended Conditions for Approval

A standard sectional title unit with a rear courtyard & bbq area. The unit is fully fitted with BIC in both bedrooms and kitchen and has a built-in stove (hob/oven/fan). Unit comprises a lounge, kitchen, two bedrooms and a full bathroom. There is a low demand base for sectional title units in Rehoboth. The unit is particularly in a good state of repair.

CERTIFICATE

MARKET VALUE OF SUBJECT PROPERTY

N\$ 540,000.00

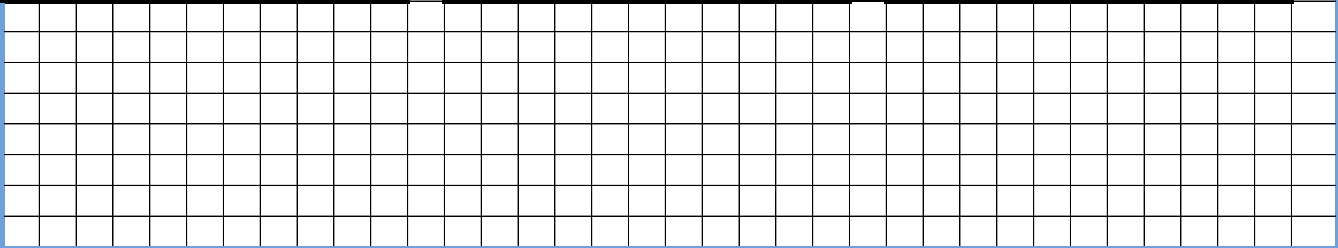
DECLARATION

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.

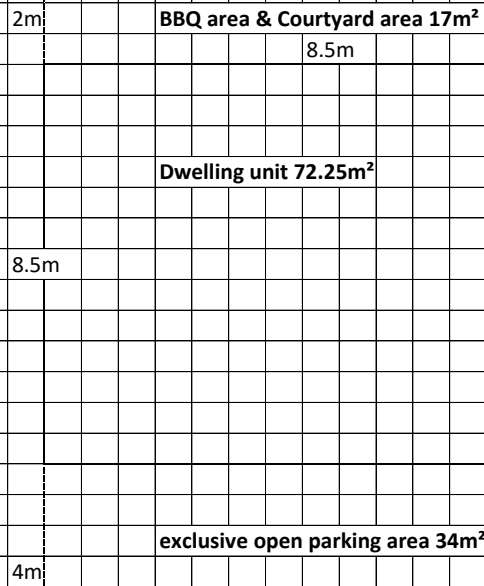
16-June-2025

DATE

SIGNATURE

[illegible]

DIAGRAM/PLAN



LOCALITY

