

2542

VALUATION REPORT : RESIDENTIAL

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CLIENT INFORMATION

Name of Borrower	BANK WINDHOEK	Contact No.	299 1055
Purpose of Valuation	NEW VALUATION		

PROPERTY DESCRIPTION

Erf Number	2542	Town / Suburb	ONDANGWA
Property Street Address	EXTENSION 8		
Project name (if Sectional Title)	INDUSTRIAL PLOT		
Purchase Price		Date of Purchase	
Stand size	6120m 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	Improvements	

DESCRIPTION OF PERMANENT STRUCTURES / IMPROVEMENTS

Single storey		Multi-Storey	
Main building			
Entrance hall		Dressing room	
Lounge		Passage	
TV/Family room		Entertainment	
Dining room		Balconies	
Kitchen		Laundry	
Pantry			
Scullery			
Bedrooms			
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		Fair		Poor
ROOF DESIGN		Pitched		Mono pitch		Flat		Low pitch
ROOF COVER		Thatch		Iron		Asbestos		Tiles
ROOF COVER		Malthoid		Klip lock		Slate		Wood
SOIL TYPE	☒	Clay		Silt		Rocky		Sandy
LAND SLOPE	☒	Level		Gradual		Steep		
STRUCTURE TYPE		Conventional		Concrete		Frame	☐	Innovative
DESIGN TYPE		Detached		Attached		Semi-Attached		
WALL TYPE		Bricks		Ash brick		Face brick	☐	Block bricks
CONDITION		Excellent		Good		Fair		Poor
AGE IN YEARS		0-5		5-20		20-40		Over 40
GEYSER		Electric		Solar		None		
FITTED KITCHEN		Good		Average		Poor	☐	Zink unit
BUILT-IN CUPBOARDS		Good		Average		Poor		None
WINDOWS (TYPE)		Steel		Wood		Aluminium		Other
FLOOR COVERING		Carpet		Tiles		Wood		Novilon
FLOOR COVERING		Grano		Slate		Laminated		Vinyl
CEILINGS		Celotex		Rhinoboard		Pine		None
BOUNDARY		Brick wall		Precast wall		Palisade		Wire
SWIMMING POOL		Fibreglass		Cement		Other		Pool cover
PAVING		Interlocks		Slasto		Concrete		Other
SECURITY		Alarm		Beams		Intercom		Electr. fence
OTHER		Remote gate		BBQ		CCTV		Fire place
MUNICIPAL SERVICES	☒	Electricity	☒	Water	☒	Sewerage		Burglar bars
OTHER								

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

SITE INSPECTION-VACANT "INDUSTRIAL" ZONED PLOT.

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

COMPARABLE SALES WERE USED TO DETERMINE THE MARKET VALUE OF THE SUBJECT PROPERTY.

Assumptions and Special Assumptions:(To be recorded)

VALUATION CONSIDERATION : RESIDENTIAL

Depreciated Replacement Cost Analysis

Description	Size (m ²)	Rate (N\$/m ²)	TOTAL N\$
Main Building 1			-
Main Building 2			-
Balconies			-
Flat /Cottage			-
Garages			-
Servants quarters			-
Verandah			-
Carport			-
Walling / Fencing			-
Paving			-
Other:			-
Improvement Total			-
Land Total	6,120	270.00	1,652,400.00
Total			N\$ 1,652,400.00

Replacement Cost / Insurance Calc.

Rate (N\$/m ²)	AMOUNT N\$
	-
	-
	-
	-
	-
	-
	-
	-
	-
	-
	-
	-
15%	-
	-

**Add: Prof &
Demolition Fees**

Acceptable as security :

☒ YES☐ NO

Comparable Sales description

PROPERTY 1	Industrial zoned erf - N\$440.31 /m ²							
PROPERTY 2	Industrial zoned erf - N\$60.17 /m ²							
PROPERTY 3	Industrial zoned erf - N\$377.00/m ²							
PROPERTY 4	Industrial zoned erf - N\$166.66 /m ²							
	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	2508		2525		2471		2529	
Erf size (m ²)	2044		4501		3050		3000	
Suburb	ONDANGWA		ONDANGWA		ONDANGWA		Ondangwa	
Sale Price	N\$ 900,000.00		N\$ 270,840.00		N\$ 1,150,000.00		N\$ 500,000.00	
Date of Sale	31-Oct-22	33 mnths	23-Jan-23	31 mnths	13-Feb-25	6 mnths	02-Jun-25	2 mnths
Improvements (m ²)								
Adjusted subject sales price	N\$ 1,682,784.46		N\$ 1,671,180.98		N\$ 2,086,190.63		N\$ 1,169,617.71	

Ave Comparable Value based on Comparable sales

N\$ 1,650,000.00

Forced Sale Value

Less 30%

Insurance Value

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Comments or Recommended Conditions for Approval	
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Vacant "Industrial" zoned erf situated in extention 8 .It's situated in close proximity of mainly industrial erven near Jan Japan.

CERTIFICATE

MARKET VALUE OF SUBJECT PROPERTY

N\$ 1,650,000.00

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.

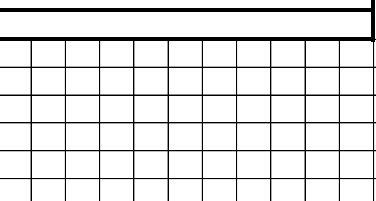
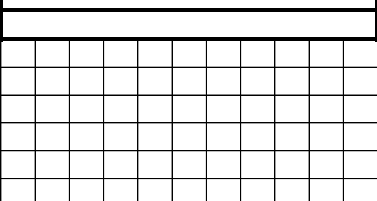
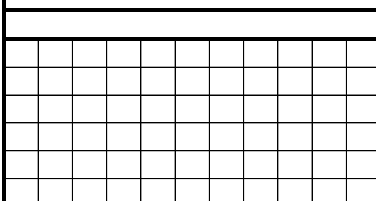
28-August-2025

DATE _____

VALUATOR

SIGNATURE

PHOTO PORTFOLIO



DIAGRAM/PLAN

