



## **SUPERB Consultant**

Your satisfaction is our concern

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**VALUATION OF PROPERTY ON PLOT NO UPI: 1/03/04/01/155, BWIZA VILLAGE,  
KANSEREGE CELL, KAGARAMA SECTOR, KICUKIRO DISTRICT, KIGALI CITY  
PROVINCE FOR EMBASSY PURPOSE.**



**Owner(s): TUMWINE JACOB**

**Valuer: NIYOMUGABO VALENS**

### **Activities**

- Real Estate Agent
- Property Valuation
- Real Estate Management

AVKaNsmbi  
DORONA HOUSE  
4<sup>th</sup> floor

**November, 2023.**

### **Activities**

- Construction
- Architecture Design

NIYOMUGABO Valens  
CERTIFIED VALUER  
RC/IRPV/01/2019  
IRPV

## EXECUTIVE SUMMARY

Valuation report number		I2022/M.E.C/5/02
Property Owner	TUMWINE JACOB	
Purpose of Valuation	EMBASSY	
Date of Inspection	10 <sup>th</sup> November,2023	
<b>PROPERTY IDENTITY</b>		
Property Type	Residential property	
Plot No.	205	
UPI	1/03/04/01/155	
Property Location	BWIZA VILLAGE, KANSEREGE CELL, KAGARAMA SECTOR, KICUKIRO DISTRICT, KIGALI CITY	
Plot Size	Plot size: 960 m <sup>2</sup>	
Land Tenure	Leasehold title	
Land use	Residential	
Gross Built Up Area in Sqm	<ul style="list-style-type: none"><li>• Residential house 1 :320 m<sup>2</sup></li><li>• Residential house 2 :368 m<sup>2</sup></li><li>• Annex 1 :136 m<sup>2</sup></li><li>• Annex 2 :136 m<sup>2</sup></li></ul>	
<b>ESTABLISHED PROPERTY VALUES</b>		
<p>I. <b>Open Market Value: Frw 226,026,400</b> (Words: Two hundred twenty-six million twenty-six thousand four hundred Rwandan Francs).</p>		
<b>PROPERTY VALUER</b>		
Name Valuer	NIYOMUGABO VALENS	
Registration	RC/IRPV/181/2019	
Address	The valuer's office is located in Kigali at Kalisimbi avenue, Dorona house, 4 <sup>th</sup> floor. Email: niyomugabo100@gmail.com Tel: 0782034841/0788432046.	

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IRPV

## 1.0 Instructions and Purpose of Valuation

We received instructions from **TUMWINE Jacob** here-after referred to as Client to carry out an assessment on the value of the residential building and land located at **BWIZA VILLAGE, KANSEREGE CELL, KAGARAMMA SECTOR, KICUKIRO DISTRICT, KIGALI CITY**.

Valuation of this property is for the **EMBASSY PURPOSE** and use is limited to the above intended purpose. The Valuer accepts no responsibility shall this valuation report be used otherwise without his prior written permission.

## 2.0 Date of Inspection

The property was inspected for valuation purposes on **10<sup>th</sup>, November, 2023** by **Valuer NIYOMUGABO VALENS** in the presence of Client and collected all the necessary data for the preparation of this valuation report.

## 3.0 Property Reference

According to the photo-stat copy of the title availed to us, the subject property is registered at Kicukiro District Lands Office under Long term contract Ref. No. **155/KIG/KIC** as Plot **No.155** with UPI: **1/03/04/01/155** located at **BWIZA VILLAGE, KANSEREGE CELL, KAGARAMA SECTOR, KICUKIRO DISTRICT, KIGALI CITY**.

## 4.0 Tenure:

The subject property is held on a **Leasehold proprietorship certificate of Title Deed** for a term of 38 years

## 5.0. Ownership:

The property is registered as Plot No. 155 in the names of **TUMWINE Jacob** with ID: 1197980002738012 owning **100%** interest for each in the property.

## 6.0 Location and Accessibility

The property is located in **BWIZA VILLAGE, KANSEREGE CELL, KAGARAMA SECTOR, KICUKIRO DISTRICT, KIGALI CITY**



Map Extract showing the location of the subject property.



**7.0 Proposed Zoning/Master Plan**

The property is located in a residential area. This plot is designed for medium density residential improvement zone urban sub center according to KIGALI CITY MASTER PLAN.

We have assumed that appropriate planning consents were sought and planning permission granted for the development on land. We are not aware of any future planning which could detrimentally affect the value of the property.

**7.1 Current Land Use as per the Land Title:** The property is designated for agriculture use.

**8.0 GENERAL DESCRIPTION AND IMPROVEMENTS**

**8.1 General Description:**

Developed upon the plot are the buildings

## ***REFERENCE PHOTOS***



**9.0 Current Condition of the Property:** The property is in Residential state.

### **10. Plot and Site works**

The premise is fully fenced.

**11.0 Services:** The property is connected to the mains electricity and water supply.

### **12.0 GENERAL REMARKS**

- ▶ The immediate neighborhood is medium developed with medium income commercial houses
- ▶ It is within asphalt road and also with no easy reach of Commercial and social infrastructures.

### **13.0 LIMITING CONDITIONS IN THIS VALUATION**

- a) We did not carry out a title search to investigate any encumbrances or subsidiary interests registered on the land. The Photostat copies of land ownership documents provided to us shows that the land is free from encumbrances. For legal guarantee of property rights, consultation should be forwarded to relevant authorities.

15.1 VALUATION COMPUTATION TABLE

DESCRIPTION	GROSS BUILT UP AREA (M2)	RC/M2	CURRENT REPLACEMEN T COST	DEP. RATE (%)"	DEP. AMOUNT	DRC
Build up area/buildings						
RESID. HOUSE 1	320	265,000	84,800,000	0.04	1,020,000	69,380,000
RESID. HOUSE 2	368	265,000	97,520,000	0.04	168,000	88,152,000
ANNEX 1	136	118,000	13,600,000	0.24	1,252,800	12,347,200
ANNEX 2	136	118,000	1,800,000	0.1	180,000	12,347,200
GATE	2	300,000	600,000	0	0	600,000
sub total						182,826,400
TOTAL REPLACEMENT OR INSURANCE VALUE						
Land Element						
Plot Size	1075					
Land Rate/m2		85,000				
Land Value						43,200,000
OPEN MARKET VALUE						226,026,400
SAY						226,026,400

## 16.0 VALUATION CERTIFICATION

Basing on Open Market Value and replacement costs, our opinion is that the property located at UPI:

1/03/04/01/155 BWIZA VILLAGE, KANSEREGE CELL, KAGARAMA SECTOR, KICUKIRO DISTRICT, KIGALI CITY., belonging to **TUMWINE Jacob** be valued at:

- I. **Open Market Value: Frw 226,026,400** (Words: Two hundred twenty-six million twenty-six thousand four hundred Rwandan Francs).

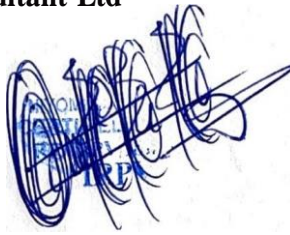
Done at Kigali on 10<sup>th</sup>, November, 2023

For and on behalf of SUPERB Consultant Ltd

**NIYOMUGABO VALENS**

**CERTIFIED VALUER**

RC/IRPV/181/2019

A handwritten signature in blue ink is written over a circular official stamp. The signature is stylized and appears to be 'NIYOMUGABO VALENS'. The stamp is partially obscured by the signature.

