



SOUTH AFRICAN NATIONAL PARKS

**Specifications for appointment of a service provider to undertake
a valuation of the property Montane, Farm 20 Portion 445,
adjacent to Marakele National Park.**



Purpose of the Contract:

SANParks is offering an opportunity for a service provider to undertake a valuation of the property Montane, Farm 20 Portion 445, adjacent to Marakele National Park.

Scope of work

Information to be included:

- Full Title Deed information, including any restrictions
 - Mining/prospecting/explorative rights
 - Land claims
 - Servitudes etc
- Municipal, SANParks and locality information
- Site conditions and context (access, topography, urban impacts etc.)
- All improvements: size, condition, description, photos, value
- Best and highest use
- Valuation approach and method
- Market identification, conditions and demand
- Recent comparative sales in area
- Analysis of recent transactions and market
- Valuation calculation
- Any other relevant information

Deliverables

A valuation report including:

- Description, approach and methodology used to undertake the valuation.
- Detailed information of identified property i.e. deeds information and restrictions.
- Detailed information concerning local, district and provincial authorities and related information such as demarcation and zoning.
- Physical description of identified properties and all relevant attributes influencing valuation of the property including urban context.
- Comprehensive and detailed research of comparable transactions
- Valuation conclusions and certification.

All relevant supporting documentation and materials obtained in compiling deliverables in the valuation report to be attached to the final submitted report.

Submissions should include:

- Curriculum Vitae of service provider including Professional Valuer Certificate.
- An estimated timeframe for completion.

APPROVED

7 April 2021

Kristal Maze
GM Park Planning