REVISED SCALES OF PROFESSIONAL CHARGES FOR VALUATION SURVEYORS

JULY 2013
1. **VALUATION FOR MARKET VALUE**
   a) Urban properties (Residential, Commercial and Industrial)
      
      0.25% of the Market Value
      
      Minimum fees shall be UGX. 350,000
      
      For Revaluation within one year at 50% of the fees
      
   b) Agricultural and Rural Properties
      
      0.35% of the Market Value
      
      Minimum fees shall be UGX. 350,000
      
      For Revaluation within one year at 50% of the fees

2. **VALUATION FOR RENTAL VALUE**

   4% of the Annual rental value
   
   Minimum fee shall be UGX. 350,000

3. **VALUATION FOR RATING**

   a) 1.5% of the Total Annual Value of the draft Valuation list for all areas.
      
      Minimum fees shall be as follows depending on the area;
      
      Trading Centres & Town Councils
      
      UGX. 30,000 per property
      
      Municipalities
      
      UGX. 50,000 per property
      
      Kampala City (CBD)
      
      i. Class A (Nakasero, Kololo, Industrial Area among others of low density)

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1. Note that Rural properties are usually of low market value compared to urban properties and this justifies the difference in the scale percentage. Minimum fees will be the same since rural borrowers are relatively poor.

2. Half of the month’s rent (4% of the annual rental value) for Rental Valuations was seen to be fair to a valuer if compared to Brokers and agents who usually earn at least a month’s rent as commission once they find a tenant.

3. Fees for Rating valuation was derived from first principles looking at how much it would cost the valuation team to get the work done. Time spent on particular properties was the other factor that was looked at. The other factor is affordability of the Local government to pay fees out of the income from property rates.
ii. Class B (Bugolobi, Mbuya, Naguru among others of Medium density)
   UGX. 300,000 per property

iii. Class C (Kabalagala, Katwe, Makindye etc of high density)
    UGX. 150,000 per property

b) Appearance in Valuation Court
   100,000 per objection

4. **VALUATION FOR MORTGAGE**
   a) **Urban properties (Residential, Commercial and Industrial)**
      0.25% of the Market Value
      Minimum fees shall be UGX. 350,000
      For Revaluation within one year at 50% of the fees
   b) **Agricultural and Rural Properties**
      0.35% of the Market Value
      Minimum fees shall be UGX. 350,000
      For Revaluation within one year at 50% of the fees

5. **VALUATION FOR INSURANCE**
   a) **Urban properties (Residential, Commercial and Industrial)**
      0.25% of the Market Value
      Minimum fees shall be UGX. 350,000
      For Revaluation within one year at 50% of the fees
   b) **Agricultural and Rural Properties**
      0.35% of the Market Value
      Minimum fees shall be UGX. 350,000
      For Revaluation within one year at 50% of the fees

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4 Note that court appearance was set at per objection as the time spent in the Valuation court depends on the number of objections to be defended by the Valuer.
6. **VALUATION FOR PLANT AND MACHINERY**
   0.3% of the Value
   Minimum fee shall be UGX. 350,000

7. **VALUATION OF CHATTLES**
   0.3% of the Value
   Minimum fee shall be UGX. 400,000

8. **VALUATION FOR FURNITURE, FIXTURES, TRADE STOCK & EFFECTS**
   2.5% of the value
   Minimum fee shall be UGX. 400,000

9. **VALUATION FOR COMPENSATION**
   a) **Valuation**
      2.5% of the Value
      Minimum UGX. 400,000
   b) **Court Attendance**
      UGX. 250,000 per day

10. **VALUATION FOR STAMP DUTY AND PROBATE**
    a) **Urban properties (Residential, Commercial and Industrial)**
       0.25% of the Market Value
       Minimum fees shall be UGX. 350,000
       For Revaluation within one year at 50% of the fees
    b) **Agricultural and Rural Properties**
       0.35% of the Market Value
       Minimum fees shall be UGX. 350,000
       For Revaluation within one year at 50% of the fees

11. **VALUATION FOR DILAPIDATIONS AND REPAIRS**
    5% of the Estimated cost of repairs
    Minimum fees shall be UGX. 400,000

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5 Chattles are unusually valued, relatively low mkt value and when done are cumbersome. The scale fairly covers for such factors.
12. PROPERTY INVESTMENT APPRAISALS AND PREPARATION OF FEASIBILITY STUDIES
Negotiable depending on the size and complexity of the project/assignment

13. ESTATE AGENCY
   a) Letting
      8% of the gross annual Value
      Minimum fee is 1 month’s rent
   b) Management
      10% of the gross annual Value
      Minimum fee is negotiable
   c) Selling
      10% of sale price
      Minimum fee is negotiable

14. EXPENSES/DISBURSMENTS ⁶
   a) VAT at 18% chargeable of the fees,
   b) Transport and accommodation expenses to be met by the client were applicable,
   c) Title search and plot boundary opening to be borne by the client

Note: Members are allowed to charge minimum fees as deposit before Valuation exercise is undertaken.

⁶ To be met by the client exclusive of the fees