



DETERMINATION OF PROPERTIES' TAXABLE VALUE IN ANGOLA

Our service for calculation of the taxable value of properties is based in the Presidential Decree nr 81/11 of 25th April and in the Despach of Ministry of Finance nr 1069/11 of 29th December, which regulates valuation of both new urban properties and existing/used urban properties.

Proprime is a company under Angolan law offering specialized services in the areas of property consultancy and valuations, which support its clients' decision making,

Proprime is the outcome of a joint venture of two independent companies, namely Progest and Prime Yield, which, together, represent the total share capital of the company.

Headquartered in Luanda and with offices in Lobito and Lubango, Proprime is prepared to deliver services in all Angola.

Asset Valuations

Proprime delivers asset valuation services – both for tangible and intangible assets – to institutional and private clients, ranging all types of property and based in multidisciplinary principles and procedures, which are backed in a technical and professional team of architects, economists, engineers and property managers.

Consultancy

Proprime consultancy services provide the client a solid base for developing a property investment.

Legal Overview

Under the reform of the Angolan tax system, some changes have been introduced in the Code of Tax over Real Estate IPU – Código do Imposto Predial Urbano aiming to reduce taxation burdens on real estate ownership and income. Also to highlight is the Presidential Decree nr 81/11, 25th April, which establishes and approves new tables for valuations.

The latter diploma regulates valuations, defining a valuation methodology based in a formula that uses the following coefficients: base value, covered area, location, obsolescence, comfort and use of the property. The values of the coefficients are different for new property and existing/used property.

Following the update of the base value corresponding to the average value for square metre of urban properties, as defined in the previously mentioned Presidential Decree, the Despach nr 1069/11 of 29th December was published approving the valuation and revaluation tables for urban properties.

About Proprime

Valuation and Revaluation of Properties based in a methodology developed in accordance with the Presidential Decree and the Despach of the Finance Ministry already mentioned. For this end, Proprime developed a specific IT application which sums up all legal content of this law.

Why request this service to Proprime?

Proprime have at your disposal in Angola a range of expert valuers since 1989; a valuation methodology in accordance with Presidential Decree nr 81/2011 of 25th April and Despach of Ministry of Finance nr 1069/11; also a calculation tool for determining properties' taxable value, according to the law in force.

Proprime is a company duly qualified and certified, delivering valuation services provided by independent valuers.



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