

**Umtshezi Municipality**  
**Supplementary Valuation Roll 3**  
**Prepared in terms of the**  
**Municipal Property Rates Act No. 6 of 2004**



**Undertaken For:** Umtshezi Municipality  
P O Box 15  
Estcourt  
3310

**Fixed Date of Valuation:** 01 July 2008

**Date of Compilation:** 09 December 2009

**Prepared By:** \_\_\_\_\_



**Categories:**

AGRICULTURE	( AGRIC )
AGRICULTURAL SMALLHOLDING	( AGRIC SH )
COMMERCIAL	( COM )
COMMUNAL PROPERTY ASS	( CPA )
INDUSTRIAL	( IND )
INSTITUTIONAL	( INSTITUTION )
MUNICIPAL	( MUNICIPAL )
PUBLIC SERVICE INFRASTRUCTURE	( PSI )
RESIDENTIAL	( RES )
RESIDENTIAL HOSPITALITY	( RES HOSP )
STATE OWNED	( STATE )
PLACE OF WORSHIP	( WORSHIP )

## Unity-of-Use Valuations

On the Valuation Roll, the value of the Farm Unit is displayed against a designated Master Property. The Master Property is usually listed first with the remaining units that make up the Farm Unit listed directly below. A reference number has been created using the Erf and Portion of the Master Property, and is used to easily identify the individual properties that make up the Unity-of-Use property. This is displayed in the Unit Column on the Valuation Roll. An asterisk (\*) at the end of this reference number denotes the Master Property. (Please note that the displayed Extent is the extent of the Master Property and not the CombinedExtent.)

In the example below, the 3 properties highlighted in blue have been valued in Unity-of-Use. The Combined Market Value for all 3 properties is R475,000. This value is displayed against the Master Property highlighted in the red box. The other two properties have an asterisk (\*) under Market Value, as their value is included in the value displayed against the Master Property.

This principal has also been applied in some cases to other categories of properties such as Commercial and Industrial properties, where similar dependencies exist between adjoining properties.

Main Property				Unity-of-Use (Combined) Value				
Erf No.	Ptn	Rem	Farm Name	Owner	Category	Extent	Market Value	Unit
205	11		Farm No.205		Agricultural Smallholding	25.6489 Ha	R 300,000	
162	0	R	Farm No.162		Agriculture	394.4216 Ha	R 564,000	
177	1		Farm No. 777	177 Farms CC	Agriculture	115.1500 Ha	R 475,000	u177-1*
177	2		Farm No. 777	177 Farms CC	Agriculture	21.7770 Ha	*	u177-1
177	3		Farm No. 777	177 Farms CC	Agriculture	52.6143 Ha	*	u177-1
194	6	R	Farm No.194		Agriculture	105.9244 Ha	R 350,000	u194-6R*
194	27	R	Farm No.194		Agriculture	2.2072 Ha	*	u194-6R
180	13	R	Farm No.180		Agricultural Smallholding	6.7049 Ha	R 45,000	
180	6		Farm No.180		Agricultural Smallholding	22.6485 Ha	R 110,000	

Ref No. (Erf-Portion of Main Property) that links the Unity-Of-Use properties

**AGRICULTURE**

<b>Erf</b>	<b>Ptn Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
1233	5	ESTCOURT	MASONITE AFRICA LTD	AGRIC	0 LOSKOP ROAD	185.7824 Ha	R 1,637,000	u1233-5*
1233	6	ESTCOURT	MASONITE AFRICA LTD	AGRIC	BROOMCLIFFE RD	47.1155 Ha	*	u1233-5
1235	0	ESTCOURT	MASONITE AFRICA LTD	AGRIC	LOSKOP RD	130.9669 Ha	*	u1233-5

**AGRICULTURAL SMALLHOLDING**

<b>Erf</b>	<b>Ptn Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
4344	7	FERNHURST	BELL DAWN LESLEY	AGRIC SH	PTN 7 FERNHURST	3.5161 Ha	R 140,000	
1331	1	PLESSIS LAGER	TAYOB SHABIR AHMED	AGRIC SH	PTN 1 PLESSIS LAGER NO. 1331	13.5411 Ha	R 270,000	
1331	77	PLESSIS LAGER	TAYOB SHABIR AHMED	AGRIC SH	PTN 77 PLESSIS LAGER	10.5506 Ha	R 210,000	
383	0	WEENEN	BHAGWANDEEN MOTHIELALL	AGRIC SH	ERF 383 WEENEN	4.5276 Ha	R 180,000	

**COMMERCIAL**

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
234	5		ESTCOURT	FIRST NATIONAL BANK OF SOUTHERN AFRICA LTD	COM	90 HARDING STREET	1,373 m <sup>2</sup>	R 4,000,000	
238	1		ESTCOURT	ESTCOURT SUNNI MAHOMMEDAN MOSQUE	COM	126 ALBERT STREET, A	809 m <sup>2</sup>	R 1,000,000	
271	1		ESTCOURT	SEWLAL JAYASHREE DEVI	COM	134 CONNOR STREET	674 m <sup>2</sup>	R 650,000	u271-1*
271	0 R		ESTCOURT	SEWLAL JAYASHREE DEVI	COM	130 CONNOR STREET	674 m <sup>2</sup>		* u271-1
1290	0		ESTCOURT	MORTIMER MOTORS PTY LTD	COM	ERF 1290 ESTCOURT	3,324 m <sup>2</sup>	R 4,500,000	
101	20		WEENEN	GANGAT EBRAHIM MAHOMED	COM	0 RETIEF STREET	182 m <sup>2</sup>	R 180,000	
203	15		WEENEN	ZUYDAM PETRUS HENDRIK VAN	COM	PTN 15 WEENEN	4,861 m <sup>2</sup>	R 100,000	

**COMMUNAL PROPERTY ASS**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
439	0		WEENEN	EKUCASHENI LAND TRUST- TRUSTEES	CPA	ERF 439 WEENEN	25.8301 Ha	R 39,000	

**INDUSTRIAL**

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
13	0		ESTCOURT	ESKORT LTD	IND	TOWN LANDS	2,650 m <sup>2</sup>	R 650,000	
367	0	R	ESTCOURT	MASONITE AFRICA LTD	IND	BROOMCLIFF RD	296,519 m <sup>2</sup>	R 69,000,000	u367-0R*
776	0		ESTCOURT	MASONITE AFRICA LTD	IND	ALFRED STREET	5,497 m <sup>2</sup>		* u367-0R
695	0		ESTCOURT	AFROX PROP PTY LTD	IND	206 ALBERT STREET	2,890 m <sup>2</sup>	R 175,000	
720	0		ESTCOURT	AGRICO MACHINERY PTY LTD	IND	229 ALBERT STREET	2,246 m <sup>2</sup>	R 1,050,000	
1086	0		ESTCOURT	ESKORT LTD	IND	ESTCOURT	22,875 m <sup>2</sup>	R 800,000	
1323	0		ESTCOURT	GOVENDER DIANA JAMAINE	IND	28 INDUSTRIA STREET	2,194 m <sup>2</sup>	R 337,000	
1325	0		ESTCOURT	EXPERT INV PTY LTD	IND	24 INDUSTRIA STREET	2,125 m <sup>2</sup>	R 420,000	
1567	0		ESTCOURT	MATABADAL RADHIKA	IND	249 LOSKOP ROAD	24,161 m <sup>2</sup>	R 362,000	
1577	0		ESTCOURT	ESKOM FINANCE CO PTY LTD	IND	21 POWER CRESCENT	11,642 m <sup>2</sup>	R 350,000	
1578	0		ESTCOURT	ESKOM FINANCE CO PTY LTD	IND	23 POWER CRESCENT	27,239 m <sup>2</sup>	R 817,000	
1617	0		ESTCOURT	V & R AUTO ELECTRICAL CC	IND	5 BANK RD	2,341 m <sup>2</sup>	R 70,000	
1618	0		ESTCOURT	AMSON PROP CC	IND	7 BANK RD	4,198 m <sup>2</sup>	R 125,000	
1622	0		ESTCOURT	PIONEER VOEDSEL PTY LTD	IND	15 BANK RD	43,675 m <sup>2</sup>	R 15,000,000	
1624	1		ESTCOURT	SENTINEL LOGISTICS PTY LTD	IND	BANK RD	11,553 m <sup>2</sup>	R 250,000	
2543	0		ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	190 VICTORIA STREET	64,459 m <sup>2</sup>	R 71,335,000	u2543-0*
141	2		ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	0 RAILWAY STREET	8,022 m <sup>2</sup>		* u2543-0
141	3		ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	NESTLE	970 m <sup>2</sup>		* u2543-0
210	0	R	ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	PHILLIP STREET	2,023 m <sup>2</sup>		* u2543-0
213	0	R	ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	67 PHILLIP STREET, A	2,095 m <sup>2</sup>		* u2543-0
3241	0		ESTCOURT	ESKORT LTD	IND	R103	107,521 m <sup>2</sup>	R 22,000,000	
4536	0		ESTCOURT	CAR TOWING PROPERTIES ESTCOURT PTY LTD	IND	4 CLIFF RD	6,997 m <sup>2</sup>	R 210,000	
5857	0		ESTCOURT	ESTCOURT FEEDS PTY LTD	IND	ERF 5857 ESTCOURT	24,593 m <sup>2</sup>	R 3,500,000	
7185	0		ESTCOURT	WOOLEY STREET INV CC	IND	ERF 7185 ESTCOURT	3,760 m <sup>2</sup>	R 1,000,000	
75	0	R	WEENEN	BHAGWANDEEN KEMCHAN	IND	VAUGHAN	3,544 m <sup>2</sup>	R 900,000	
800	15		WILGEN SPRUIT	DOWLING PROPERTIES CC	IND	PTN 15 WILGEN SPRUIT NO. 800	80,937 m <sup>2</sup>	R 647,000	



**INSTITUTIONAL**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
243	2		ESTCOURT	SABALALISA IQINISO DAWAH ACADEMY	INSTITUTIO N	ALEXANDRA STREET	929 m <sup>2</sup>	R 1,500,000	
2535	0	R	ESTCOURT	LIONS CLUB OF ESTCOURT	INSTITUTIO N	111 VICTORIA STREET	5,393 m <sup>2</sup>	R 1,946,000	
3035	0		ESTCOURT	ESTCOURT HOMES FOR AGED TRUST	INSTITUTIO N	LORNE STREET	12,141 m <sup>2</sup>	R 8,000,000	
66	1		WEENEN	PHILA NATURALS KZN - SA CC	INSTITUTIO N	RETIEF A	3,543 m <sup>2</sup>	R 450,000	
66	2		WEENEN	NAKHOODA SHAHIDA EBRAHIM	INSTITUTIO N	RETIEF	1,772 m <sup>2</sup>	R 300,000	

**MUNICIPAL**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
721	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	ALBERT STREET	806 m <sup>2</sup>	R 10,000	
1097	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	WAGENDRIFT	29.6742 Ha	R 1,539,000	
1145	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	ERF 1145 ESTCOURT	4,301 m <sup>2</sup>	R 129,000	
1239	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	CANNA AVE	652,523 m <sup>2</sup>	R 9,788,000	
1239	1		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN 1 ERF 1239 ESTCOURT	81,303 m <sup>2</sup>	R 813,000	
1245	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	ERF 1245 ESTCOURT	68,857 m <sup>2</sup>	R 689,000	
1248	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	ERF 1248 ESTCOURT	287.5220 Ha	R 1,294,000	
1249	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	0 HARDING STREET	8,122 m <sup>2</sup>	R 81,000	
1315	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	0 BANK ROAD	18,604 m <sup>2</sup>	R 186,000	
1326	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	18 INDUSTRIA STREET	3,423 m <sup>2</sup>	R 103,000	
1546	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	INDUSTRIA STREET	13,279 m <sup>2</sup>	R 200,000	
1566	0 R		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	LOSKOP ROAD	11,542 m <sup>2</sup>	R 175,000	
1586	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	251 LOSKOP ROAD	21,675 m <sup>2</sup>	R 325,000	
1612	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	4 BANK RD	14,076 m <sup>2</sup>	R 300,000	
1614	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	1 BANK RD	33,788 m <sup>2</sup>	R 512,000	
1623	0 R		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	17 BANK RD	32,945 m <sup>2</sup>	R 500,000	
1640	1		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	0 SIXTH AVENUE	48,850 m <sup>2</sup>	R 488,000	
1651	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	0 GERRIT MARITZ STREET	942 m <sup>2</sup>	R 113,000	
2534	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	JOYCEDALE STREET	108,761 m <sup>2</sup>	R 1,088,000	
3038	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	BEACON HILL	1,454 m <sup>2</sup>	R 116,000	
3599	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	BROOMCLIFFE RD	4,420 m <sup>2</sup>	R 265,000	
3972	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	ERF 3972 ESTCOURT	36.6345 Ha	R 733,000	
4034	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	6 FOURTEENTH AVENUE	26,496 m <sup>2</sup>	R 50,000	
4635	0 R		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	POWER CRESCENT	35,329 m <sup>2</sup>	R 530,000	
5014	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	ERF 5014 ESTCOURT	2,842 m <sup>2</sup>	R 114,000	
5242	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5242 COLITA - DEVELOPMENT	200 m <sup>2</sup>	R 50,000	
5274	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5274 COLITA - DEVELOPMENT	325 m <sup>2</sup>	R 50,000	
5316	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5316 COLITA - DEVELOPMENT	228 m <sup>2</sup>	R 50,000	
5333	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5333 COLITA - DEVELOPMENT	205 m <sup>2</sup>	R 50,000	
5375	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5375 COLITA - DEVELOPMENT	200 m <sup>2</sup>	R 50,000	

**MUNICIPAL**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
5404	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5404 COLITA - DEVELOPMENT	265 m <sup>2</sup>	R 50,000	
5447	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5447 COLITA - DEVELOPMENT	216 m <sup>2</sup>	R 50,000	
5458	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	5458 COLITA - DEVELOPMENT	280 m <sup>2</sup>	R 50,000	
101	13		WEENEN	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN 13 ERF 101 WEENEN	4,820 m <sup>2</sup>	R 145,000	
294	0		WEENEN	UMTSHEZI MUNICIPALITY	MUNICIPAL	ERF 294 WEENEN	0 m <sup>2</sup>	R 63,000	
574	2		WEMBEZI A	UMTSHEZI MUNICIPALITY	MUNICIPAL	SECTION A A	103,127 m <sup>2</sup>	R 1,856,000	

**PUBLIC SERVICE INFRASTRUCTURE**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
11	0	R	FRERE	ESKOM FINANCE CO PTY LTD	PSI	ERF 11 FRERE	3,332 m <sup>2</sup>	R 1,460,000	u11-0R*
10	2		FRERE	ESKOM FINANCE CO PTY LTD	PSI	PTN 2 ERF 10 FRERE	155,900 m <sup>2</sup>	*	u11-0R
12	3		FRERE	ESKOM FINANCE CO PTY LTD	PSI	PTN 3 ERF 12 FRERE	141 m <sup>2</sup>	*	u11-0R
12	4		FRERE	ESKOM FINANCE CO PTY LTD	PSI	PTN 4 ERF 12 FRERE	10,000 m <sup>2</sup>	*	u11-0R
12	5		FRERE	TRANSNET LTD	PSI	PTN 5 ERF 12 FRERE	100 m <sup>2</sup>	R 115,000	u12-5*
11	1		FRERE	TRANSNET LTD	PSI	PTN 1 ERF 11 FRERE	442 m <sup>2</sup>	*	u12-5
11	3		FRERE	TRANSNET LTD	PSI	PTN 3 ERF 11 FRERE	442 m <sup>2</sup>	*	u12-5
11	4		FRERE	TRANSNET LTD	PSI	PTN 4 ERF 11 FRERE	273 m <sup>2</sup>	*	u12-5
12	0	R	FRERE	TRANSNET LTD	PSI	ERF 12 FRERE	1,806 m <sup>2</sup>	*	u12-5
12	1		FRERE	TRANSNET LTD	PSI	PTN 1 ERF 12 FRERE	578 m <sup>2</sup>	*	u12-5
195	0		FRERE	TRANSNET LTD	PSI	ERF 195 FRERE	181 m <sup>2</sup>	*	u12-5
122	2		WEENEN	TELKOM S A LTD	PSI	MORCOM	578 m <sup>2</sup>	R 60,000	

**RESIDENTIAL**

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
50	1		ESTCOURT	PAETZOLD ERICH ARMIN	RES	PTN 1 ERF 50 ESTCOURT	1,070 m <sup>2</sup>	R 120,000	
125	0	R	ESTCOURT	RAMPERSADH MOGIE	RES	81 LORNE STREET	2,388 m <sup>2</sup>	R 530,000	
171	1		ESTCOURT	BIDESI I & S	RES	48 LORNE STREET	1,245 m <sup>2</sup>	R 1,800,000	u171-1*
173	1		ESTCOURT	BIDESI INDHRAJ	RES	PTN 1 ERF 173 ESTCOURT	1,487 m <sup>2</sup>	*	u171-1
223	2		ESTCOURT	RUPAI PROP INV CC	RES	100 KEATE STREET	1,012 m <sup>2</sup>	R 500,000	
297	0		ESTCOURT	PILYUSIV INV CC	RES	192 ALEXANDRA STREET	4,047 m <sup>2</sup>	R 1,700,000	
361	0	R	ESTCOURT	SOUTHGATE MARY DORIS	RES	20 FELGATE RD, A	1,300 m <sup>2</sup>	R 615,000	
576	0	R	ESTCOURT	FUTURA FOOTWEAR LTD	RES	ALEXANDER CARR AVENUE EXT 2	3,880 m <sup>2</sup>	R 775,000	
576	1		ESTCOURT	KUHN JONATHAN	RES	BOWLEY GRANT EXT 2	1,318 m <sup>2</sup>	R 630,000	
576	2		ESTCOURT	GOOSEN ESTELLE	RES	BOWLEY GRANT EXT 2	1,225 m <sup>2</sup>	R 650,000	
737	0		ESTCOURT	LOT 737 ESTCOURT CC	RES	5 ELIZABETH AVE	3,063 m <sup>2</sup>	R 2,000,000	
908	0		ESTCOURT	SIRAATUL HAQ TRUST-TRUSTEES	RES	14 CANNA AVE	1,027 m <sup>2</sup>	R 105,000	
995	0		ESTCOURT	NGCOBO NOMSA JOYCE	RES	21 GOLF STREET, A	1,330 m <sup>2</sup>	R 600,000	
1045	0		ESTCOURT	VUJOVIC DRAGAN	RES	53 GILBY RD, A	2,163 m <sup>2</sup>	R 550,000	
1180	3		ESTCOURT	SITHOLE XOLANI REGINALD	RES	PTN 3 ERF 1180 ESTCOURT	824 m <sup>2</sup>	R 120,000	
1221	0	R	ESTCOURT	MANACK RABIA AMOD	RES	CANNON RODGERS A	2,406 m <sup>2</sup>	R 930,000	
1221	1	R	ESTCOURT	CRAIG ROBERT NEIL DUDLEY	RES	27 CANNON RODGERS RD, A	1,641 m <sup>2</sup>	R 400,000	
1364	0		ESTCOURT	NENE ATTWELL	RES	144 BRICKHILL STREET	1,087 m <sup>2</sup>	R 450,000	
2548	1		ESTCOURT	HARIPARSAD KAVITHA	RES	PTN 1 ERF 2548 ESTCOURT	671 m <sup>2</sup>	R 400,000	
3098			ESTCOURT	MADONDO JAMES NKOSINATHI	RES	FRITZ AVE A	1,562 m <sup>2</sup>	R 172,000	
3099			ESTCOURT	MADONDO JAMES NKOSINATHI	RES	FRITZ AVE	1,478 m <sup>2</sup>	R 163,000	
3116			ESTCOURT	LOMBARD TL	RES	JACK GORDON CUMMING A A	1,368 m <sup>2</sup>	R 150,000	
3631			ESTCOURT	MALINGA CONSTANCE ZANELE	RES	FUSCHIA STREET A	600 m <sup>2</sup>	R 66,000	
3642			ESTCOURT	DLAMINI MAFIKI CHRISTINA	RES	FLABOYANT STREET A	742 m <sup>2</sup>	R 82,000	
4005	0		ESTCOURT	SHAIK AMEER	RES	ERF 4005 ESTCOURT	414 m <sup>2</sup>	R 400,000	
4489	0		ESTCOURT	JAGDEV JEETLAL	RES	27 BOUGAINVILLEA AVE	900 m <sup>2</sup>	R 980,000	
4634	1		ESTCOURT	MPEMBE FREEMAN SIBUSISO	RES	PTN 1 ERF 4634 ESTCOURT	1,142 m <sup>2</sup>	R 100,000	
4917	0		ESTCOURT	MFUPHI BONGEKILE MONICA THOBILE	RES	ERF 4917 ESTCOURT	565 m <sup>2</sup>	R 150,000	
5107	0		ESTCOURT	MCHUNU JABULEPHIWE PRINCESS	RES	NTABANHLOPE RD A	784 m <sup>2</sup>	R 330,000	

**RESIDENTIAL**

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
5113	0		ESTCOURT	MTHEMBU SIPHO PETROS	RES	NTABANHLOPE RD A	700 m <sup>2</sup>	R 375,000	
5122	0		ESTCOURT	JERRIER RISHI	RES	NTABANHLOPE RD A	770 m <sup>2</sup>	R 375,000	
5169	0		ESTCOURT	NDAWONDE DORIS NELISIWE	RES	5169 COLITA - DEVELOPMENT	200 m <sup>2</sup>	R 50,000	
73	0	R	WEENEN	MCHUNU EMMA	RES	ERF 73 WEENEN	7,949 m <sup>2</sup>	R 80,000	
73	1		WEENEN	NAKHOODA EBRAHIM ADAM	RES	PTN 1 ERF 73 WEENEN	7,089 m <sup>2</sup>	R 400,000	
92	1		WEENEN	SARJOO RAMPARA	RES	PTN 1 ERF 92 WEENEN	1,200 m <sup>2</sup>	R 12,000	
92	2		WEENEN	MKHIZE MILDRED DELISILE	RES	PTN 2 ERF 92 WEENEN	1,200 m <sup>2</sup>	R 250,000	
92	4		WEENEN	SARJOO KAMINI	RES	PTN 4 ERF 92 WEENEN	1,200 m <sup>2</sup>	R 12,000	
159	8		WEENEN	NGCOBO DAVID	RES	PTN 8 ERF 159 WEENEN	970 m <sup>2</sup>	R 230,000	
161	0		WEENEN	JANKI NAREN	RES	ERF 161 WEENEN	10,936 m <sup>2</sup>	R 120,000	
203	6		WEENEN	ASMAL BIBI AYESHA MAHOMED	RES	PTN 6 ERF 203 WEENEN	2,782 m <sup>2</sup>	R 330,000	
201			WEMBEZI B	MWELASE MARY-JANE FUNDILE	RES	201 SECTION B, B	300 m <sup>2</sup>	R 88,000	
202			WEMBEZI B	MAHLAMBA SE	RES	202 SECTION B, A	300 m <sup>2</sup>	R 9,000	
203			WEMBEZI B	MKHONTO PATRICK THOKOZANI&MAJOLA MAKHIWA BETHUEL&DG MAJOLA	RES	203 SECTION B, B	300 m <sup>2</sup>	R 100,000	
204			WEMBEZI B	MVELASE VIRGINIA MANTOMBI	RES	204 SECTION B, C	300 m <sup>2</sup>	R 110,000	
211			WEMBEZI B	NGUBO BHEKUKWENZA SIXTUS &NGUBO NONTOKOZO PRECIOUS	RES	211 SECTION B, B	300 m <sup>2</sup>	R 88,000	
212			WEMBEZI B	MABASO PETROS LWAZI	RES	212 SECTION B, A	300 m <sup>2</sup>	R 70,000	
229			WEMBEZI B	NZUZA NKULULEKO EUGENE	RES	229 SECTION B, A	300 m <sup>2</sup>	R 70,000	
231			WEMBEZI B	DLAMINI VUYOKAZI LYDIA HAPPYNESS	RES	231 SECTION B, B	300 m <sup>2</sup>	R 88,000	
236			WEMBEZI B	NXELE BONGANI NTOKOZO&NXELE MURIEL KHANYISILE NOMASONTO	RES	236 SECTION B, B	300 m <sup>2</sup>	R 88,000	
238			WEMBEZI B	MAKHATHINI BEAUTY NCAMISILE	RES	238 SECTION B, B	300 m <sup>2</sup>	R 105,000	
239			WEMBEZI B	MBATHA SUKEPHI ANNA&MBATHA ZWAKUSHIWO ELIZABETH	RES	239 SECTION B, B	300 m <sup>2</sup>	R 105,000	
259			WEMBEZI B	MAJOLA WINNIE GRATIA	RES	259 SECTION B, A	300 m <sup>2</sup>	R 88,000	
260			WEMBEZI B	MPILA SIKALENI BETHUEL&MPILA NKOSINATHI INNOCENT&DD MPILA	RES	260 SECTION B, B	300 m <sup>2</sup>	R 88,000	
495	0		WEMBEZI B	NDUMO SIFISO ERNEST	RES	495 SECTION B, B	300 m <sup>2</sup>	R 120,000	
504			WEMBEZI B	NDLOVU GELI IRIS	RES	504 SECTION B, B	362 m <sup>2</sup>	R 105,000	

**RESIDENTIAL HOSPITALITY**

<b>Erf</b>	<b>Ptn Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
1009	10	KLIPPLAAT DRIFT	TWEDDLE ALLAN DEREK	RES HOSP	PTN 10 KLIPPLAAT DRIFT NO. 1009	4.4376 Ha	R 6,054,000	
798	172	WAGENDRIFT	RIETH HUBERT GOTTFRIED	RES HOSP	PTN 172 WAGENDRIFT NO. 798	10.9006 Ha	R 1,327,000	

**STATE OWNED**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
229	5		ESTCOURT	PREMIER OF KWAZULU-NATAL	STATE	185 ALEXANDRA STREET	3,117 m <sup>2</sup>	R 4,650,000	
269	0		ESTCOURT	DRAKENSVIEW PRIMARY SCHOOL	STATE	104 ALEXANDRA STREET	4,047 m <sup>2</sup>	R 900,000	
722	0		ESTCOURT	R S A	STATE	ALBERT STREET	6,908 m <sup>2</sup>	R 250,000	
2525	1		ESTCOURT	PROVINCIAL GOVERNMENT OF KWAZULU-NATAL	STATE	LOSKOP RD	9,586 m <sup>2</sup>	R 575,000	
1222	0		HATTING	REGIONAL & LAND AFFAIRS	STATE	HATTING NO. 1222	5.0267 Ha	R 255,000	
1222	4		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 4 HATTING NO. 1222	20.1850 Ha	R 161,000	
1222	60		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 60 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	63		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 63 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	65		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 65 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	70		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 70 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	71		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 71 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	72		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 72 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	77		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 77 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	86		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 86 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	182		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 182 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	187		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 187 HATTING NO. 1222	8.0937 Ha	R 101,000	
1222	189		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 189 HATTING NO. 1222	0.2023 Ha	R 4,000	
1222	202		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 202 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	203		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 203 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	207		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 207 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	213		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 213 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	214		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 214 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	215		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 215 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	216		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 216 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	217		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 217 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	219		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 219 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	228		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 228 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	229		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 229 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	238		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 238 HATTING NO. 1222	0.2023 Ha	R 6,000	



**STATE OWNED**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
1222	239		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 239 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	240		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 240 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	241		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 241 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	242		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 242 HATTING NO. 1222	2.9643 Ha	R 59,000	
1222	251		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 251 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	252		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 252 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	253		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 253 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	261		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 261 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	276		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 276 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	279		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 279 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	289		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 289 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	290		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 290 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	300		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 300 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	306		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 306 HATTING NO. 1222	4.0484 Ha	R 61,000	
1222	318		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 318 HATTING NO. 1222	2.0234 Ha	R 35,000	
1222	337		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 337 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	350		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 350 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	353		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 353 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	364		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 364 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	370		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 370 HATTING NO. 1222	4.0469 Ha	R 61,000	
1222	382		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 382 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	399		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 399 HATTING NO. 1222	0.2023 Ha	R 291,000	
1222	411		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 411 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	412		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 412 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	416		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 416 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	419		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 419 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	422		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 422 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	423		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 423 HATTING NO. 1222	2.0234 Ha	R 40,000	
1222	427		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 427 HATTING NO. 1222	0.2023 Ha	R 6,000	
1222	436		HATTING	REGIONAL & LAND AFFAIRS	STATE	PTN 436 HATTING NO. 1222	0.2023 Ha	R 92,000	

**STATE OWNED**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
798	235		WAGENDRIFT	R S A	STATE	PTN 235 WAGENDRIFT NO. 798	2.2478 Ha	R 90,000	
138	8		WEENEN	R S A	STATE	PTN 8 ERF 138 WEENEN	652 m <sup>2</sup>	R 26,000	
160	0		WEENEN	PROVINCIAL GOVERNMENT OF KWAZULU-NATAL	STATE	ERF 160 WEENEN	44,515 m <sup>2</sup>	R 4,276,000	

**PLACE OF WORSHIP**

<b>Erf</b>	<b>Ptn</b>	<b>Rem</b>	<b>Town Name</b>	<b>Owner</b>	<b>Category</b>	<b>Physical Address</b>	<b>Extent</b>	<b>Market Value</b>	<b>Unit</b>
155	2		ESTCOURT	ROMAN CATHOLIC CHURCH	WORSHIP	PTN 2 ERF 155 ESTCOURT	1,012 m <sup>2</sup>	R 115,000	
185	0		ESTCOURT	ARCHDIOCESE OF DURBAN OF THE ROMAN CATHOLIC CHURCH	WORSHIP	94 VICTORIA STREET	4,047 m <sup>2</sup>	R 750,000	
238	1		ESTCOURT	ESTCOURT SUNNI MAHOMMEDAN MOSQUE	WORSHIP	126 ALBERT STREET, A	1,214 m <sup>2</sup>	R 1,000,000	
348	0		ESTCOURT	CHURCH OF PROVINCE OF SOUTHERN AFRICA	WORSHIP	12 WAGEN RD	2,237 m <sup>2</sup>	R 600,000	
361	1		ESTCOURT	ESTCOURT COMMUNITY CHURCH-TRUSTEES	WORSHIP	0 FELGATE ROAD	934 m <sup>2</sup>	R 570,000	
610	0		ESTCOURT	CHURCH OF PROVINCE OF SOUTHERN AFRICA-ANGELICAN COMMUNION-TRUSTEES	WORSHIP	10 JOHN MOORE AVE	1,858 m <sup>2</sup>	R 650,000	
1129	0		ESTCOURT	OLD APOSTOLIC CHURCH OF AFRICA	WORSHIP	68 CANNON RODGERS RD	4,047 m <sup>2</sup>	R 850,000	
1406	0		ESTCOURT	JEHOVAH'S WITNESSES-ESTCOURT	WORSHIP	ERF 1406 ESTCOURT	1,030 m <sup>2</sup>	R 560,000	
2536	0	R	ESTCOURT	HOUSE OF ST AUGUSTINE	WORSHIP	0 VICTORIA STREET	3,293 m <sup>2</sup>	R 1,070,000	
3929	0		ESTCOURT	EPHANGWENI PARISH OF EVANGELICAL LUTHERAN CHURCH-SOUTHERN AFRICAN	WORSHIP	CAPRICORN CRESCENT	1,950 m <sup>2</sup>	R 215,000	
3935	0		ESTCOURT	EVANGELICAL BIBLE CHURCH-TRUSTEES	WORSHIP	ARIES RD	6,646 m <sup>2</sup>	R 280,000	
4312	0		ESTCOURT	FULL GOSPEL CHURCH OF GOD IN SOUTHERN AFRICA-CORNERSTONE ASSEMBLY	WORSHIP	131 CANNA AVE	3,207 m <sup>2</sup>	R 1,410,000	
4335	0		ESTCOURT	LIFE-CENTRE MINISTRIES HARVESTIME TABERNACLE	WORSHIP	THIRD AVE	992 m <sup>2</sup>	R 109,000	
4434			ESTCOURT	LIFE-CENTRE MINISTRIES HARVESTIME TABERNACLE	WORSHIP	45 FIRST AVE	3,385 m <sup>2</sup>	R 372,000	
4626			ESTCOURT	SILSILA GHAMGOLIA	WORSHIP	ERF 4626 ESTCOURT	400 m <sup>2</sup>	R 44,000	
73	3		WEENEN	WEENEN MOSQUE & MADRESSA TRUST-TRUSTEES	WORSHIP	PTN 3 ERF 73 WEENEN	7,089 m <sup>2</sup>	R 70,000	
163	0		WEENEN	CATHOLIC ARCHDIOCESE OF DURBAN	WORSHIP	ERF 163 WEENEN	8,094 m <sup>2</sup>	R 80,000	
222	2		WEENEN	NED GER KERK-WEENEN	WORSHIP	PTN 2 ERF 222 WEENEN	5,237 m <sup>2</sup>	R 500,000	

**CERTIFICATION BY VALUER OF MUNICIPALITY AS CONTEMPLATED IN SECTION 34(c) OF THE ACT**

I, Alan Robert Stephenson, Identity Number 6103065029084 do certify that I have, in accordance with the provisions of the Local Government: Municipal Rates Act, 2004 (Act No.6 of 2004), hereinafter referred to as the “Act”, to the best of my skills and knowledge and without fear, favour or prejudice prepared the Supplementary Roll for Umtshezi Municipality in terms of the provisions of the Act. In the discharge of my duties as municipal valuer I have complied with sections 43 and 44 of the Act.

Certified at Pietermaritzburg this 09 December 2009

Professional Registration number with the South African Council for The Property Valuers Profession: 3012

Category of Professional Registration: B Agric Mgt, AFM (UK), LLB (Natal) FIVSA

A handwritten signature in cursive script, appearing to read 'A. R. Stephenson', written in black ink. The signature is positioned above a horizontal line.

Signature of Valuer of Municipality