

Umtshezi Municipality
Supplementary Valuation Roll 6
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: 31 July 2012

Prepared By: _____

Categories:

AGRICULTURE	(AGRIC)
COMMERCIAL	(COM)
COMMUNAL PROPERTY ASS	(CPA)
INDUSTRIAL	(IND)
MUNICIPAL	(MUNICIPAL)
PUBLIC SERVICE INFRASTRUCTURE	(PSI)
RESIDENTIAL	(RES)
SECTIONAL TITLE - COMMERCIAL	(ST - COM)

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

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
4563	0	R	ESTCOURT	ZAA Y LAAGER TRUST	AGRIC	ERF 4563 ESTCOURT	207.3748 Ha	R 1,667,000	u4563-0R*
4564	0		ESTCOURT	ZAA Y LAAGER TRUST	AGRIC	0 ALFRED STREET	104.7238 Ha	*	u4563-0R
797	11		RENSBURGS DRIFT	ZAA Y LAAGER TRUST	AGRIC	PTN 11 RENSBURGS DRIFT NO. 797	1.4406 Ha	*	u4563-0R
1009	4		KLIPPLAAT DRIFT	MOOR MALCOLM CHAFFEY	AGRIC	PTN 4 KLIPPLAAT DRIFT NO. 1009	188.8406 Ha	R 548,000	

COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
242	0	R	ESTCOURT	DRANESCOR PTY LTD	COM	97 CONNOR STREET	1,641 m ²	R 3,250,000	
278	1		ESTCOURT	NAIDOO SELVAKUMARAN	COM	134 ALEXANDRA STREET	2,023 m ²	R 2,325,000	
291	0		ESTCOURT	HALIT CARPARTS CC	COM	134 PHILLIP STREET	4,047 m ²	R 1,700,000	
1290	0		ESTCOURT	MORTIMER MOTORS PTY LTD	COM	ERF 1290 ESTCOURT	3,324 m ²	R 8,500,000	

COMMUNAL PROPERTY ASS

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
11318	0		CLAPHAM KLOOF	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	CLAPHAM KLOOF NO. 11318	315.4148 Ha	R 5,733,000	u11318-0*
1146	6		CROMLEY BANK	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 6 CROMLEY BANK NO. 1146	1,069.5845 Ha	*	u11318-0
7021	0		ESTCOURT	OSIZWENI LAND TRUST - TRUSTEES	CPA	ERF 7021 ESTCOURT	3,484,669 m ²	R 875,000	
1348	2		GANNA HOEK	QHUBEKA COMMUNITY TRUST-TRUSTEES	CPA	PTN 2 GANNA HOEK NO. 1348	312.9412 Ha	R 1,408,000	u1348-2*
1348	7		GANNA HOEK	QHUBEKA COMMUNITY TRUST-TRUSTEES	CPA	PTN 7 GANNA HOEK NO. 1348	156.4820 Ha	*	u1348-2
1348	12		GANNA HOEK	SIPHINTUTHUKO COMMUNAL PROPERT ASSOCY	CPA	PTN 12 GANNA HOEK NO. 1348	382.2818 Ha	R 1,616,000	u1348-12*
1348	3		GANNA HOEK	SIPHINTUTHUKO COMMUNAL PROPERTY	CPA	PTN 3 GANNA HOEK NO. 1348	156.4820 Ha	*	u1348-12
1229	0		LABUSCAGNES KRAAL	NHLANGWINI-GOMBA COMMUNITY TRUST-TRUSTEES	CPA	LABUSCAGNES KRAAL NO. 1229	659.5067 Ha	R 5,175,000	u1229-0*
1229	10		LABUSCAGNES KRAAL	NHLANGWINI-GOMBA COMMUNITY TRUST-TRUSTEES	CPA	PTN 10 LABUSCAGNES KRAAL NO. 1229	609.6158 Ha	*	u1229-0
1229	16		LABUSCAGNES KRAAL	NHLANGWINI-GOMBA COMMUNITY TRUST-TRUSTEES	CPA	PTN 16 LABUSCAGNES KRAAL NO. 1229	83.7740 Ha	*	u1229-0
1229	17		LABUSCAGNES KRAAL	NHLANGWINI-GOMBA COMMUNITY TRUST-TRUSTEES	CPA	PTN 17 LABUSCAGNES KRAAL NO. 1229	78.1465 Ha	*	u1229-0
14855	0	R	MTONTWANE	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	MTONTWANE NO. 14855	407.4465 Ha	R 1,222,000	
1213	2		RIET BULT	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 2 RIET BULT NO. 1213	642.3921 Ha	R 10,998,000	u1213-2*
1146	7		CROMLEYBANK	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 7 CROMLEYBANK NO. 1146	249.4555 Ha	*	u1213-2
1213	1		RIET BULT	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 RIET BULT NO. 1213	321.1592 Ha	*	u1213-2
1213	3		RIET BULT	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 3 RIET BULT NO. 1213	321.1622 Ha	*	u1213-2
1213	4		RIET BULT	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 4 RIET BULT NO. 1213	642.3379 Ha	*	u1213-2
1213	5		RIET BULT	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 5 RIET BULT NO. 1213	314.3729 Ha	*	u1213-2
1213	6		RIET BULT	ESIKHALENI COMMUNITY TRUST	CPA	PTN 6 RIET BULT NO. 1213	321.1562 Ha	*	u1213-2
1213	7		RIET BULT	ESIKHALENI COMMUNITY TRUST-TRUSTEES	CPA	PTN 7 RIET BULT NO. 1213	6.7833 Ha	*	u1213-2
414	0		WEENEN	NTABEBOMVU COMUNITY TRUST	CPA	0 NGWENYA STREET A	225,173 m ²	R 289,000	

INDUSTRIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1612	0		ESTCOURT	UMTSHEZI MUNICIPALITY (M. F. HAFJEJEE)	IND	4 BANK RD, A	14,076 m ²	R 300,000	
1623	2		ESTCOURT	MIDLANDS BEER DISTRIBUTORS PTY LTD	IND	17 BANK RD	14,010 m ²	R 3,500,000	
2543	0		ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	190 VICTORIA STREET	64,459 m ²	R 91,300,000	u2543-0*
141	2		ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	0 RAILWAY STREET	8,022 m ²	*	u2543-0
141	3		ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	NESTLE	970 m ²	*	u2543-0
210	0	R	ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	PHILLIP STREET	2,023 m ²	*	u2543-0
213	0	R	ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	67 PHILLIP STREET, A	2,095 m ²	*	u2543-0

MUNICIPAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1640	1		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	0 SIXTH AVENUE	48,850 m ²	R 518,000	
2700			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN ERF 2700 ESTCOURT	138,057 m ²	R 555,000	
3098			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	FRITZ AVE A	1,562 m ²	R 172,000	
3099			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	FRITZ AVE A	1,478 m ²	R 163,000	
3100			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	FRITZ AVE A	1,919 m ²	R 211,000	

PUBLIC SERVICE INFRASTRUCTURE

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1009	53	KLIPPLAAT DRIFT	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	PSI	PTN 53 ERF 1009 KLIPPLAAT DRIFT	1.9555 Ha		
1009	54	KLIPPLAAT DRIFT	SOUTH AFRICAN NATIONAL ROADS AGENCY LTD	PSI	PTN 54 ERF 1009 KLIPPLAAT DRIFT	0.0690 Ha		

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
140	8		ESTCOURT	TRANSNET SOC LTD	RES	PTN 8 ERF 140 ESTCOURT	1,141 m ²	R 420,000	
161	0		ESTCOURT	NAIDOO NEERSHNEE	RES	86 LORNE STREET	902 m ²	R 1,080,000	
161	3		ESTCOURT	KEWALPERSAD ASHWIN	RES	86 LORNE STREET	1,122 m ²	R 1,950,000	u161-3*
161	4		ESTCOURT	KEWALPERSAD SANTHI	RES	86 LORNE STREET	2,023 m ²		* u161-3
162	0		ESTCOURT	BIDESI SHAKILA	RES	82 LORNE STREET	4,047 m ²	R 3,500,000	
227	0		ESTCOURT	SQUARE HILL INV 3 CC	RES	190 ALBERT STREET	4,147 m ²	R 3,500,000	
386	0		ESTCOURT	NAIDOO DHIREN MUTHUKRISHNAN	RES	DE WAAL DR A	2,324 m ²	R 750,000	
610	0		ESTCOURT	MANACK MUHAMMAD AHMED	RES	10 JOHN MOORE AVE, A	1,858 m ²	R 650,000	
1125	2		ESTCOURT	YEMEN TRUST-TRUSTEES	RES	111 WELSH RD, A	1,084 m ²	R 1,200,000	
1127	0		ESTCOURT	KHUMALO THANDI DAPHNEY	RES	117 WELSH RD	1,347 m ²	R 850,000	
1159	3		ESTCOURT	HADEBE THEMBISILE PATRICIA	RES	29 HARRY MILLER RD	1,048 m ²	R 650,000	
1191	0		ESTCOURT	NCALA NONTSIKELELO EUDORAH	RES	55 BRICKHILL RD, A	3,035 m ²	R 520,000	
1239	12		ESTCOURT	HANSROD MUKSUDA	RES	PTN 12 ERF 1239 ESTCOURT	840 m ²	R 92,000	
1239	13		ESTCOURT	HANSROD MUKSUDA	RES		804 m ²	R 88,000	
1239	14		ESTCOURT	GHADIA IMTIYAZ YUSUF	RES	PTN 14 ERF 1239 ESTCOURT	814 m ²	R 90,000	
1239	15		ESTCOURT	GHADIA IMTIYAZ YUSUF	RES	PTN 15 ERF 1239 ESTCOURT	1,124 m ²	R 124,000	
1345			ESTCOURT	BABOOLAL MAYUR	RES	23 ELIZABETH AVE, A	2,071 m ²	R 2,650,000	
1382	0		ESTCOURT	HLONGWANE ESLINA BUSISIWE	RES	28 ELIZABETH AVE	1,250 m ²	R 580,000	
1430	0		ESTCOURT	PILLAI SALOSHNI	RES	7 BLUEBELL STREET	1,081 m ²	R 550,000	
2896			ESTCOURT	UMTSHEZI MUNICIPALITY (ZB HOOSEN BUX)	RES	64 CARNATION CRESCENT, A	375 m ²	R 320,000	
2901			ESTCOURT	UMTSHEZI MUNICIPALITY (A RAMWATER)	RES	68 HIBISCUS AVE, A	350 m ²	R 300,000	
2902			ESTCOURT	UMTSHEZI MUNICIPALITY (F RAZAAK)	RES	66 HIBISCUS AVE, A	350 m ²	R 300,000	
3033	0		ESTCOURT	WARREN JOANNE PATRICIA	RES	15 PERCY SPERRY RD	2,241 m ²	R 910,000	
3063			ESTCOURT	UMTSHEZI MUNICIPALITY (NKIYA TRADING ENTERPRISE)	RES	FORDER RD A	1,366 m ²	R 150,000	
3631			ESTCOURT	MALINGA CONSTANCE ZANELE	RES	4 FUSCHIA STREET, A	600 m ²	R 450,000	
3641			ESTCOURT	DAMBUZA PHUMELELE ZINTEZINHLE PAMELA	RES	9 FLABOYANT STREET	731 m ²	R 600,000	
3646			ESTCOURT	UMTSHEZI MUNICIPALITY (THEMBA C. NKOSI)	RES	DOVETREE STREET A	621 m ²	R 68,000	
4034			ESTCOURT	UMTSHEZI MUNICIPALITY (NIMALA)	RES	6 FOURTEENTH STREET, A	346 m ²	R 200,000	
4035			ESTCOURT	UMTSHEZI MUNICIPALITY (M HASSEN)	RES	8 FOURTEENTH STREET, A	357 m ²	R 224,000	
4383			ESTCOURT	UMTSHEZI MUNICIPALITY (K NAIDOO)	RES	CANNA AVE A	573 m ²	R 220,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
4573			ESTCOURT	RAMROOP LESLIE MUNILAL	RES	ERF 4573 ESTCOURT	1,307 m ²	R 560,000	
4574			ESTCOURT	BAJARUNGEE RAJARANI	RES	PTN ERF 4574 ESTCOURT	270 m ²	R 110,000	
4575			ESTCOURT	REDDY VENGTAS	RES		243 m ²	R 110,000	
4576			ESTCOURT	DEVANAND DEVANAND	RES	PTN ERF 4576 ESTCOURT	248 m ²	R 180,000	
4577			ESTCOURT	KHAN RASHEED AGAM	RES		280 m ²	R 110,000	
4872	0		ESTCOURT	MNGUNI VUSUMUZI LAWRENCE	RES	ERF 4872 ESTCOURT	702 m ²	R 420,000	
5120	0		ESTCOURT	DUBAZANE THULISILE FAVOURITE	RES	NTABANHLOPE RD A	842 m ²	R 600,000	
5138	0		ESTCOURT	NDLOVU NOMUSA MAUREEN	RES	ERF 5138 ESTCOURT	830 m ²	R 750,000	
5165			ESTCOURT	TRANSNET SOC LTD	RES		14,933 m ²	R 2,350,000	
5166			ESTCOURT	TRANSNET SOC LTD	RES		44,131 m ²	R 6,100,000	
159	3		WEENEN	MOODLEY MANICKUM YAGABARUM	RES	PTN 3 ERF 159 WEENEN	1,412 m ²	R 50,000	
364	7		WEENEN	MASOKA SIPHIWE MFANAFUTHI	RES	PTN 7 ERF 364 WEENEN	1,591 m ²	R 150,000	
214			WEMBEZI A	MTSHALI SIBANGANI SHADRACK	RES	214 SECTION A, A	465 m ²	R 38,000	
253			WEMBEZI A	MHLANGA BONGANI WILLIES	RES	253 SECTION A, A	465 m ²	R 38,000	
424			WEMBEZI A	ZULU MPHOLOMPHOLO AMOS	RES	424 SECTION A, A	779 m ²	R 165,000	
1105	0		WEMBEZI A	CELE KHAYELIHLE RUSSEL	RES	1105 SECTION A, A	465 m ²	R 15,000	
724			WEMBEZI C	HADEBE N.F.	RES	724 SECTION C, A	300 m ²	R 45,000	
884	0		WEMBEZI C	MASUKU NELISIWE SELLINA	RES	884 SECTION C, A	356 m ²	R 155,000	
933	0		WEMBEZI C	NDLOVU NKOSINGIMELE MAXWELL	RES	933 SECTION C, A	424 m ²	R 38,000	
962	0		WEMBEZI C	DLADLA BONGINKOSI SIPHO	RES	962 SECTION C, A	300 m ²	R 210,000	
986	0		WEMBEZI C	NDLOVU H	RES	986 SECTION C, A	300 m ²	R 38,000	
1005	0		WEMBEZI C	KHOZA A V	RES	1005 SECTION C, A	328 m ²	R 160,000	
1010	0		WEMBEZI C	DLAMINI N	RES	1010 SECTION C, A	300 m ²	R 45,000	
1014	0		WEMBEZI C	MASONI M	RES	1014 SECTION C, A	300 m ²	R 45,000	
1036	0		WEMBEZI C	MLABA DUMISANI CLEOPAS	RES	1036 SECTION C, A	465 m ²	R 118,000	
1052	0		WEMBEZI C	NJOKO S M	RES	1052 SECTION C, A	465 m ²	R 73,000	
1054	0		WEMBEZI C	MBENSE NDABAZAKHE LUCAS	RES	1054 SECTION C, A	572 m ²	R 108,000	
1097	0		WEMBEZI C	MBATHA F E	RES	1097 SECTION C, A	300 m ²	R 45,000	
1105	0		WEMBEZI C	MBENSE A T	RES	1105 SECTION C, A	382 m ²	R 170,000	
1158	0		WEMBEZI C	MTSHALI G S	RES	1158 SECTION C, A	300 m ²	R 141,000	
1175	0		WEMBEZI C	MCHUNU BAPILI ELIJAH	RES	1175 SECTION C, A	320 m ²	R 115,000	
1184	0		WEMBEZI C	PHUNGULU V	RES	1184 SECTION C, A	300 m ²	R 38,000	
1194	0		WEMBEZI C	NJOKWE M E	RES	1194 SECTION C, A	300 m ²	R 38,000	

SECTIONAL TITLE - COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 5 OF SULIMANS ARCADE	115 m ²	R 427,000	5
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 6 OF SULIMANS ARCADE	103 m ²	R 383,000	6
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 7 OF SULIMANS ARCADE	111 m ²	R 413,000	7
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 8 OF SULIMANS ARCADE	102 m ²	R 379,000	8
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 9 OF SULIMANS ARCADE	170 m ²	R 632,000	9
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 10 OF SULIMANS ARCADE	98 m ²	R 364,000	10
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 11 OF SULIMANS ARCADE	552 m ²	R 2,051,000	11
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 12 OF SULIMANS ARCADE	75 m ²	R 279,000	12
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 13 OF SULIMANS ARCADE	75 m ²	R 279,000	13
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 14 OF SULIMANS ARCADE	68 m ²	R 253,000	14
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 15 OF SULIMANS ARCADE	62 m ²	R 230,000	15
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 16 OF SULIMANS ARCADE	34 m ²	R 126,000	16
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 17 OF SULIMANS ARCADE	39 m ²	R 145,000	17
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 18 OF SULIMANS ARCADE	26 m ²	R 96,000	18
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 19 OF SULIMANS ARCADE	18 m ²	R 67,000	19
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 20 OF SULIMANS ARCADE	18 m ²	R 67,000	20
			SULIMANS ARCADE	SULIMAN ABDOORAHAMAN EBRAHIM	ST - COM	UNIT 21 OF SULIMANS ARCADE	83 m ²	R 308,000	21

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 31 July 2012

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

Professional Valuer by Category of Professional Registration

A handwritten signature in black ink, appearing to read 'A. R. Stephenson', written over a horizontal line.

Signature of Valuer of Municipality