

Umtshezi 2008 Municipality
Supplementary Valuation Roll 7
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



Undertaken For: Umtshezi 2008 Municipality
P O Box 15
Estcourt
3310

Fixed Date of Valuation: 01 July 2008

Date of Compilation: 28 June 2013

Prepared By: _____

Categories:

AGRICULTURE	(AGRIC)
AGRICULTURAL SMALLHOLDING	(AGRIC SH)
COMMERCIAL	(COM)
COMMUNAL PROPERTY ASS	(CPA)
MUNICIPAL	(MUNICIPAL)
PROTECTED AREAS	(PROT AREA)
PUBLIC SERVICE INFRASTRUCTURE	(PSI)
RESIDENTIAL	(RES)
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 Combined Extent.)

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
1290	7		BAVIAANS KRANTZ	EKUCASHENI LAND TRUST-TRUSTEES	AGRIC	PTN 7 BAVIAANS KRANTZ NO. 1290	57.9442 Ha	R 5,000,000	u1290-7*
267	0		WEENEN	EKUCASHENI LAND TRUST-TRUSTEES	AGRIC	267 TOWNLANDS A	210,147 m ²	*	u1290-7
367	0	R	WEENEN	EKUCASHENI LAND TRUST-TRUSTEES	AGRIC	367 TOWNLANDS A	680,501 m ²	*	u1290-7
439	0		WEENEN	EKUCASHENI LAND TRUST-TRUSTEES	AGRIC	ERF 439 WEENEN	258,301 m ²	*	u1290-7
4907	1		CLIPSTONE	DALTON TRUST - TRUSTEES	AGRIC	AGRICULTURAL	17.5000 Ha	R 1,050,000	
15988	207		CRAIG	UMTSHEZI MUNICIPALITY (MABGRO PTY LTD)	AGRIC	PTN 207 CRAIG NO. 15988	155,046 m ²	R 543,000	
15988	298		CRAIG	UMTSHEZI MUNICIPALITY (MABGRO PTY LTD)	AGRIC	PTN 298 CRAIG NO. 15988	85,642 m ²	R 385,000	
6866			ESTCOURT	MALINDI INVESTMENTS PROPRIETARY LIMITED	AGRIC	PTN ERF 6866 ESTCOURT	148.0369 Ha	R 1,850,000	
18322	0		PARADISE	HEAVITREE PROPRIETARY LIMITED	AGRIC	PARADISE NO. 18322	1,007.7386 Ha	R 4,833,000	
872	0		RENSBURGS SPRUYT	DAVID GREEN FAMILY TRUST	AGRIC	RENSBURGS SPRUYT NO. 872	577.2044 Ha	R 9,677,000	u872-0*
872	1		RENSBURGS SPRUYT	DAVID GREEN FAMILY TRUST	AGRIC	PTN 1 RENSBURGS SPRUYT NO. 872	172.3962 Ha	*	u872-0
872	5		RENSBURGS SPRUYT	DAVID GREEN FAMILY TRUST	AGRIC	PTN 5 RENSBURGS SPRUYT NO. 872	172.5184 Ha	*	u872-0
799	5		RONDE DRAAY	DAVID GREEN FAMILY TRUST	AGRIC	PTN 5 RONDE DRAAY NO. 799	533.8718 Ha	*	u872-0
799	9		RONDE DRAAY	DAVID GREEN FAMILY TRUST	AGRIC	PTN 9 RONDE DRAAY NO. 799	392.0577 Ha	*	u872-0
833	1		ROODE DRAAY	DAVID GREEN FAMILY TRUST	AGRIC	PTN 1 ROODE DRAAY NO. 833	47.6922 Ha	*	u872-0
972	1		VAN DER MERWE'S KRAAL	DAVID GREEN FAMILY TRUST	AGRIC	PTN 1 VAN DER MERWE'S KRAAL NO. 972	404.6860 Ha	*	u872-0
972	2		VAN DER MERWE'S KRAAL	DAVID GREEN FAMILY TRUST	AGRIC	PTN 2 VAN DER MERWE'S KRAAL NO. 972	622.8303 Ha	*	u872-0
972	3		VAN DER MERWE'S KRAAL	DAVID GREEN FAMILY TRUST	AGRIC	PTN 3 VAN DER MERWE'S KRAAL NO. 972	405.7735 Ha	*	u872-0
972	4		VAN DER MERWE'S KRAAL	DAVID GREEN FAMILY TRUST	AGRIC	PTN 4 VAN DER MERWE'S KRAAL NO. 972	405.7912 Ha	*	u872-0
872	2		RENSBURGS SPRUYT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 2 RENSBURGS SPRUYT NO. 872	383.9742 Ha	R 11,410,000	u872-2*
1121	0	R	BRAAK FONTEIN	GONGOLO WILDLIFE RESERVE LTD	AGRIC	BRAAK FONTEIN NO. 1121	813.4644 Ha	*	u872-2
1121	2		BRAAK FONTEIN	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 2 BRAAK FONTEIN NO. 1121	809.2252 Ha	*	u872-2
797	25		RENSBURGS DRIFT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 25 RENSBURGS DRIFT NO. 797	183.4837 Ha	*	u872-2
872	7		RENSBURGS SPRUYT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 7 RENSBURGS SPRUYT NO. 872	195.9880 Ha	*	u872-2
872	8		RENSBURGS SPRUYT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 8 RENSBURGS SPRUYT NO. 872	341.3907 Ha	*	u872-2
872	10		RENSBURGS SPRUYT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 10 RENSBURGS SPRUYT NO. 872	42.5817 Ha	*	u872-2

AGRICULTURE

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
872	11		RENSBURGS SPRUYT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 11 RENSBURGS SPRUYT NO. 872	153.4064 Ha	*	u872-2
1906	0	R	ROMAN SPRUIT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	ROMAN SPRUIT NO. 1906	592.6193 Ha	*	u872-2
1200	0	R	RONG POORT SPRUIT	GONGOLO WILDLIFE RESERVE LTD	AGRIC	RONG POORT SPRUIT NO. 1200	676.7812 Ha	*	u872-2
972	5		VAN DER MERWE'S KRAAL	GONGOLO WILDLIFE RESERVE LTD	AGRIC	PTN 5 VAN DER MERWE'S KRAAL NO. 972	405.0729 Ha	*	u872-2
132	0		WEENEN	TOBIE VAN DER WESTHUIZEN TRUST -TRUSTEES	AGRIC	132 HEINRICH HEINE STREET	20.2343 Ha	R 2,800,000	u132-0*
131	0		WEENEN	TOBIE VAN DER WESTHUIZEN TRUST -TRUSTEES	AGRIC	131 HEINRICH HEINE STREET	20.2343 Ha	*	u132-0
133	0	R	WEENEN	TOBIE VAN DER WESTHUIZEN TRUST -TRUSTEES	AGRIC	0 HEINRICH HEINE STREET	15.7828 Ha	*	u132-0
133	1		WEENEN	TOBIE VAN DER WESTHUIZEN TRUST -TRUSTEES	AGRIC	PTN 1 ERF 133 WEENEN	4.0469 Ha	*	u132-0
133	2		WEENEN	TOBIE VAN DER WESTHUIZEN TRUST -TRUSTEES	AGRIC	0 HEINRICH HEINE STREET	0.4047 Ha	*	u132-0
174	0	R	WEENEN	TOBIE VAN DER WESTHUIZEN TRUST -TRUSTEES	AGRIC	ERF 174 WEENEN	10.2619 Ha	*	u132-0
800	42		WILGEN SPRUIT	MALINDI INVESTMENTS PROPRIETARY LIMITED	AGRIC	PTN 42 ERF 800 WILGEN SPRUIT	490.4825 Ha	R 2,545,000	

AGRICULTURAL SMALLHOLDING

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
2098	5	BELLEVUE	BESTER HAZEL CECILIA	AGRIC SH	PTN 5 BELLEVUE NO. 2098	1.9742 Ha	R 250,000	u2098-5*
2098	4	BELLEVUE	BESTER HAZEL CECILIA	AGRIC SH	PTN 4 BELLEVUE NO. 2098	0.2716 Ha	*	u2098-5
1910	13	PARADISE	RALFE NICHOLAS ETIENNE DE VILLIERS	AGRIC SH		3.9857 Ha	R 840,000	
181	0	WEENEN	TOBIE VAN DER WESTHUIZEN TRUST	AGRIC SH	181 RUDOLPH TORLAGE STREET A	12.7799 Ha	R 2,500,000	u181-0*
180	0	WEENEN	TOBIE VAN DER WESTHUIZEN TRUST	AGRIC SH	180 RUDOLPH TORLAGE STREET A	8.8929 Ha	*	u181-0
271	0	WEENEN	TOBIE VAN DER WESTHUIZEN TRUST	AGRIC SH	271 ARIE VAN ZUYDAM STREET A	2.1479 Ha	*	u181-0
378	1	WEENEN	TOBIE VAN DER WESTHUIZEN TRUST	AGRIC SH	PTN 1 ERF 378 WEENEN	1.3539 Ha	*	u181-0
378	2	WEENEN	TOBIE VAN DER WESTHUIZEN TRUST	AGRIC SH	PTN 2 ERF 378 WEENEN	1.6931 Ha	*	u181-0

COMMERCIAL

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
205	2	ESTCOURT	ALLEN DAVID JOHN	COM	154 VICTORIA STREET	411 m ²	R 850,000	
761	0	ESTCOURT	88 HIGH STREET TRUST-TRUSTEES	COM	58 HARRY MILLER RD	1,599 m ²	R 1,200,000	
3599	0	ESTCOURT	SAMAK TRUST-TRUSTEES	COM	BROOMCLIFFE RD A	4,420 m ²	R 265,000	
4344	2	FERNHURST	DALTON TRUST - TRUSTEES	COM	COMMERCIAL	1,409 m ²	R 900,000	
1064	0	WEMBEZI C	BANZI PAN DEV CO PTY LTD	COM	1064 SECTION C WEMBEZI	300 m ²	R 210,000	

COMMUNAL PROPERTY ASS

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
929	12	RAMA	ZAMANI COMMUNAL PROPERTY ASSOC	CPA	PTN 12 RAMA NO. 929	329.3752 Ha	R 1,312,000	u929-12*
929	18	RAMA	ZAMANI COMMUNAL PROPERTY ASSOC	CPA	PTN 18 RAMA NO. 929	118.0974 Ha	*	u929-12
929	32	RAMA	ZAMANI COMMUNAL PROPERTY ASSOC	CPA	PTN 32 RAMA NO. 929	12.6463 Ha	*	u929-12
929	33	RAMA	ZAMANI COMMUNAL PROPERTY ASSOC	CPA	PTN 33 RAMA NO. 929	22.5037 Ha	*	u929-12
929	34	RAMA	ZAMANI COMMUNAL PROPERTY ASSOC	CPA	PTN 34 RAMA NO. 929	26.2718 Ha	*	u929-12
929	35	RAMA	ZAMANI COMMUNAL PROPERTY ASSOC	CPA	PTN 35 RAMA NO. 929	15.8380 Ha	*	u929-12
1147	1	SCHURFDE POORT	QHUBEKA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 SCHURFDE POORT NO. 1147	707.8031 Ha	R 2,500,000	
255	0	WEENEN	MSOBOTSHENI COMMUNITY TRUST-TRUSTEES	CPA	255 DIRKIE UYS STREET A	1.2141 Ha		

MUNICIPAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1232	0		ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	ERF 1232 ESTCOURT	600,852 m ²		
7454			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN ERF 7454 ESTCOURT	8,654 m ²	R 1,000	
7455			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN ERF 7455 ESTCOURT	1.4479 Ha	R 1,000	
7456			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN ERF 7456 ESTCOURT	1.3081 Ha	R 1,000	
7463			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN ERF 7463 ESTCOURT	406 m ²	R 1,000	
7464			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN ERF 7464 ESTCOURT	406 m ²	R 1,000	
7469			ESTCOURT	UMTSHEZI MUNICIPALITY	MUNICIPAL	PTN ERF 7469 ESTCOURT	406 m ²	R 1,000	

PROTECTED AREAS

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
4907	1	CLIPSTONE	DALTON TRUST - TRUSTEES	PROT AREA	PTN 1 CLIPSTONE NO. 4907	546.1295 Ha	R 8,000,000	u4907-1*
4344	1	FERNHURST	DALTON TRUST - TRUSTEES	PROT AREA	PTN 1 FERNHURST NO. 4344	268.4776 Ha	*	u4907-1
4344	2	FERNHURST	DALTON TRUST - TRUSTEES	PROT AREA	PTN 2 FERNHURST NO. 4344	29.5513 Ha	*	u4907-1

PUBLIC SERVICE INFRASTRUCTURE

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
1009	52	KLIPPLAAT DRIFT	SOUTH AFRICAN NATIONAL ROAD AGENCY SOC LTD	PSI		1.4757 Ha	R 1,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
4907	1		CLIPSTONE	DALTON TRUST - TRUSTEES	RES	RESIDENTIAL	9,100 m ²	R 2,540,000	
374	0		ESTCOURT	MASONITE AFRICA LTD	RES	ERF 374 ESTCOURT	0 m ²	R 3,850,000	u374-0*
374	1		ESTCOURT	MASONITE AFRICA LTD	RES	57 DE WAAL DR	2,693 m ²	*	u374-0
374	2		ESTCOURT	MASONITE AFRICA LTD	RES	55 DE WAAL DR	1,417 m ²	*	u374-0
374	3		ESTCOURT	MASONITE AFRICA LTD	RES	53 DE WAAL DR	1,091 m ²	*	u374-0
374	4		ESTCOURT	MASONITE AFRICA LTD	RES	51 DE WAAL DR	1,165 m ²	*	u374-0
374	5		ESTCOURT	MASONITE AFRICA LTD	RES	49 DE WAAL DR	1,180 m ²	*	u374-0
374	6		ESTCOURT	MASONITE AFRICA LTD	RES	47 DE WAAL DR	1,187 m ²	*	u374-0
490	0		ESTCOURT	MAGUBANE SEBENZILE PRETTY	RES	42 OLIVER COOKE AVE	1,109 m ²	R 1,500,000	
618	0		ESTCOURT	NISHASH CC	RES	11 ALEXANDER CARR AVE	2,207 m ²	R 1,200,000	
935	0		ESTCOURT	RAMCHARAN SONALAL	RES	31 CANNA AVE	1,394 m ²	R 680,000	
1045	0		ESTCOURT	VUJOVIC DRAGAN	RES	53 GILBY RD, A	2,163 m ²	R 750,000	
1468	0		ESTCOURT	SONALAL VASANTH	RES	8 BAMBOO AVE, A	1,125 m ²	R 590,000	
1550	R		ESTCOURT	DAHL ANGELA ELIZABETH	RES		1,592 m ²	R 800,000	
1550	1		ESTCOURT	DAHL FAMILY TRUST-TRUSTEES	RES		1,242 m ²	R 180,000	
1818	0		ESTCOURT	ZONDO MANDLA MOSES	RES	4 WILKINSON CRESCENT	960 m ²	R 650,000	
2528	1		ESTCOURT	MANACK RUWAIDAH	RES	116 WELSH RD	1,984 m ²	R 1,200,000	
2861	0		ESTCOURT	NYEMBE NIKIWE GUGU THOBILE	RES	11 GLADIOLA RD	359 m ²	R 580,000	
3082			ESTCOURT	UMTSHEZI MUNICIPALITY (MCHUNU N N)	RES	HORACE RD	1,067 m ²	R 117,000	
3099			ESTCOURT	UMTSHEZI MUNICIPALITY (MAYIBASI R & BERE T C)	RES	FRITZ AVE	1,478 m ²	R 163,000	
3105			ESTCOURT	UMTSHEZI MUNICIPALITY (SURUJDEEN N)	RES	EDWIN PLACE	1,446 m ²	R 159,000	
3107			ESTCOURT	UMTSHEZI MUNICIPALITY (GOGE S R)	RES	BULLMAN CIRCLE	992 m ²	R 109,000	
3108			ESTCOURT	UMTSHEZI MUNICIPALITY (SHANGE N L)	RES	BULLMAN CIRCLE	942 m ²	R 104,000	
3229			ESTCOURT	NDLOMZINTU TRADING CC	RES	BUSHMANS WAY A	52,155 m ²	R 500,000	
7197			ESTCOURT	NTOKOZWENI COMMERCIAL DEVELOPMENT (PTY) LTD	RES	PTN ERF 7197 ESTCOURT	9.8646 Ha	R 2,265,000	
7285			ESTCOURT	KHUMALO THOLAKELE ANGELINE	RES	PTN ERF 7285 ESTCOURT	500 m ²	R 52,000	
7288			ESTCOURT	HLONGWANE DERRICK MBUSO	RES	PTN ERF 7288 ESTCOURT	641 m ²	R 69,000	
210			WEMBEZI B	MCHUNU THEMINKOSI MILLIOT&MCHUNU FORTUNATE NONKULULEKO	RES	210 SECTION B, B	300 m ²	R 350,000	

STATE OWNED

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
15988	0	CRAIG	REGIONAL AND LAND AFFAIRS	STATE	CRAIG NO. 15988	451.3581 Ha	R 1,412,000	
930	0	ESTCOURT	R S A	STATE	CANNA AVE	231,342,799 m ²	R 230,000	
2324		ESTCOURT	PROVINCIAL GOVERNMENT OF THE PROVINCE OF KZN	STATE	PTN ERF 2324 ESTCOURT	64,419 m ²	R 1,500,000	
2537	0	ESTCOURT	R S A	STATE	OUTSPAN RD	3,783 m ²	R 416,000	

PLACE OF WORSHIP

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
833	3		ROODE DRAAY	PASADENA BAPTIST CHURCH	WORSHIP	PTN 3 ROODE DRAAY NO. 833	5.6656 Ha		

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 2008 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 28 June 2013

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