

Umtshezi Municipality
Supplementary 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 2012

Date of Compilation: 08 April 2016

Prepared By: _____

Categories:

AGRICULTURE

AGRIC

COMMERCIAL

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COMMUNAL PROPERTY ASS

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INDUSTRIAL

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RESIDENTIAL

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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
4329	1		ELANDS HOEK	EVERSLEY FARM TRUST-TRUSTEES	AGRIC	PTN 1 ELANDS HOEK NO. 4329	202.3430 Ha	R 1,265,000	
18112	0	R	EVERSLEY	ZORBI EIENDOMME EIENDOMS BEPERK	AGRIC	EVERSLEY NO. 18112	486.7124 Ha	R 14,000,000	
18112	2		EVERSLEY	EVERSLEY FARM TRUST - TRUSTEES	AGRIC	PTN 2 EVERSLEY NO. 18112	7.8270 Ha	R 2,250,000	
8342	2		FIELDHEAD	BUTT FAMILY TRUST	AGRIC	PTN 2 FIELDHEAD NO. 8342	191.1199 Ha	R 5,000,000	

COMMERCIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
7195	0		ESTCOURT	RAMROOP MUNILAL B-E	COM	145 HARDING STREET	1,430 m ²	R 1,250,000	

COMMUNAL PROPERTY ASS

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
797	7		RENSBURGS DRIFT	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 7 RENSBURGS DRIFT NO. 797	25.4066 Ha	R 16,100,000	u797-7*
1368	1		BASONS KRAAL	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 BASONS KRAAL NO. 1368	129.8676 Ha	*	u797-7
1027	0		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	GROOTE MILIE TUIN NO. 1027	366.3175 Ha	*	u797-7
1027	1		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 GROOTE MILIE TUIN NO. 1027	642.2367 Ha	*	u797-7
1027	2		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 2 GROOTE MILIE TUIN NO. 1027	252.3015 Ha	*	u797-7
1027	3		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 3 GROOTE MILIE TUIN NO. 1027	76.0303 Ha	*	u797-7
1027	4		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 4 GROOTE MILIE TUIN NO. 1027	1.5927 Ha	*	u797-7
1027	5		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 5 GROOTE MILIE TUIN NO. 1027	59.6627 Ha	*	u797-7
1027	6		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 6 GROOTE MILIE TUIN NO. 1027	346.4896 Ha	*	u797-7
1027	7		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 7 GROOTE MILIE TUIN NO. 1027	239.4882 Ha	*	u797-7
1027	8		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 8 GROOTE MILIE TUIN NO. 1027	207.3141 Ha	*	u797-7
1027	10		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 10 GROOTE MILIE TUIN NO. 1027	39.3360 Ha	*	u797-7
1027	11		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 11 GROOTE MILIE TUIN NO. 1027	15.8484 Ha	*	u797-7
1027	12		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 12 GROOTE MILIE TUIN NO. 1027	7.9242 Ha	*	u797-7
1027	13		GROOTE MILIE TUIN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 13 GROOTE MILIE TUIN NO. 1027	286.4849 Ha	*	u797-7
799	1		RONDE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 RONDE DRAAY NO. 799	241.1463 Ha	*	u797-7
799	2		RONDE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 2 RONDE DRAAY NO. 799	47.7023 Ha	*	u797-7
799	7		RONDE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 7 RONDE DRAAY NO. 799	326.3531 Ha	*	u797-7
799	8		RONDE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 8 RONDE DRAAY NO. 799	73.8996 Ha	*	u797-7
833	2		ROODE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 2 ROODE DRAAY NO. 833	88.6262 Ha	*	u797-7

COMMUNAL PROPERTY ASS

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
833	4		ROODE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 4 ROODE DRAAY NO. 833	544.8009 Ha	*	u797-7
833	5		ROODE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 5 ROODE DRAAY NO. 833	211.6678 Ha	*	u797-7
833	6		ROODE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 6 ROODE DRAAY NO. 833	522.9604 Ha	*	u797-7
833	11		ROODE DRAAY	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 11 ROODE DRAAY NO. 833	643.5676 Ha	*	u797-7
1391	0	R	VAALKRANTZ	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	VAALKRANTZ NO. 1391	109.1892 Ha	*	u797-7
831	1		VAAL KRANTZ	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 VAAL KRANTZ NO. 831	788.6222 Ha	R 7,870,000	u831-1*
916	0	R	MIDDLEPLAATS	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	MIDDLEPLAATS NO. 916	42.2289 Ha	*	u831-1
916	1		MIDDLEPLAATS	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 MIDDLEPLAATS NO. 916	587.3941 Ha	*	u831-1
916	4		MIDDLEPLAATS	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 4 MIDDLEPLAATS NO. 916	238.1652 Ha	*	u831-1
14855	0	R	MTONTWANE	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	MTONTWANE NO. 14855	407.4465 Ha	*	u831-1
14855	1		MTONTWANE	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 MTONTWANE NO. 14855	338.7889 Ha	*	u831-1
912	0	R	STERK SPRUIT	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	STERK SPRUIT NO. 912	140.9166 Ha	*	u831-1
912	1		STERK SPRUIT	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 STERK SPRUIT NO. 912	578.3165 Ha	*	u831-1
912	2		STERK SPRUIT	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 2 STERK SPRUIT NO. 912	445.5592 Ha	*	u831-1
912	3		STERK SPRUIT	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 3 STERK SPRUIT NO. 912	349.8055 Ha	*	u831-1
1391	1		VAALKRANTZ	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 1 VAALKRANTZ NO. 1391	245.4091 Ha	*	u831-1
1391	2		VAALKRANTZ	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 2 VAALKRANTZ NO. 1391	90.9759 Ha	*	u831-1
1391	4		VAALKRANTZ	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 4 VAALKRANTZ NO. 1391	135.2435 Ha	*	u831-1
1238	11		VRISGEWAAGD	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 11 VRISGEWAAGD NO. 1238	199.1004 Ha	R 2,290,000	u1238-11*
1900	4		WELTEVREDEN	IZIGQOZA COMMUNITY TRUST-TRUSTEES	CPA	PTN 4 WELTEVREDEN NO. 1900	422.0874 Ha	*	u1238-11

INDUSTRIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
2543	0		ESTCOURT	NESTLE SOUTH AFRICA PTY LTD	IND	190 VICTORIA STREET	64,459 m ²	R 120,000,000	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

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
614	0		ESTCOURT	DAWSON CARL JOHN	RES	14 OLIVER COOKE AVE	2,976 m ²	R 950,000	
1650	0		ESTCOURT	UMTSHEZI MUNICIPALITY (NTOKOZWENI DEVELOPERS CC)	RES	ERF 1650 ESTCOURT	98.8790 Ha	R 11,635,000	
2534	0		ESTCOURT	CONCISE INVESTMENTS CC	RES	JOYCEDALE STREET	108,761 m ²	R 2,000,000	
4093	0		ESTCOURT	JERRIER LUTCHMAN	RES	2 Twelfth Street	332 m ²	R 210,000	
5147	0		ESTCOURT	ODAYAR PREMILLA	RES	DOVETREE AVENUE	792 m ²	R 320,000	
5148	0		ESTCOURT	ODAYAR RUVISHA	RES	DOVETREE AVENUE	792 m ²	R 320,000	
5161	0		ESTCOURT	MOON MAGIC INVESTMENTS (PTY) LIMITED	RES	ERF 5161 ESTCOURT	3,434 m ²	R 610,000	
7200	0		ESTCOURT	RAMPERSAD NISHAL	RES	40 MKAMBA ROAD	432 m ²	R 510,000	
7201	0		ESTCOURT	MAJOLA SIMPHIWE SIZWE	RES	41 Mkamba Road	536 m ²	R 120,000	
7202	0		ESTCOURT	MABASO LINDOKUHLE BRIGHTNESS	RES	ERF 7202 ESTCOURT	536 m ²	R 410,000	
7204	0		ESTCOURT	THE JIYANE TRUST	RES	36 Mkamba Road	432 m ²	R 560,000	
7205	0		ESTCOURT	NDABA ZANDILE MARGARET	RES	37 Mkamba Road	536 m ²	R 385,000	
7206	0		ESTCOURT	THOMAS SAMANTHA LAUREN	RES	ERF 7206 ESTCOURT	536 m ²	R 120,000	
7207			ESTCOURT	MASUKU RACHEL	RES	PTN ERF 7207 ESTCOURT	432 m ²	R 120,000	
7208	0		ESTCOURT	THE AIF DEVELOPMENT TRUST	RES	ERF 7208 ESTCOURT	432 m ²	R 120,000	
7211	0		ESTCOURT	THE AIF DEVELOPMENT TRUST	RES	ERF 7211 ESTCOURT	432 m ²	R 120,000	
7298	0		ESTCOURT	NGCOBO EMMANUEL UMBUSO	RES	20 RYDER HAGAARD ROAD	500 m ²	R 385,000	
7299	0		ESTCOURT	NGUBO BLESSED NONJABULO	RES	22 RYDER HAGGARD ROAD	500 m ²	R 120,000	
7300	0		ESTCOURT	NTOKOZWENI COMMERCIAL DEVELOPMENT (PTY) LTD	RES	ERF 7300 ESTCOURT	500 m ²	R 435,000	
7301	0		ESTCOURT	NTULI LESLIE SIFISO	RES	26 Ryder Haggard Road, Estcourt	500 m ²	R 440,000	
7302	0		ESTCOURT	THE JSM KOTZE FAMILIE TRUST	RES	28 Ryder Haggard Road	894 m ²	R 820,000	
7303	0		ESTCOURT	NTOKOZWENI COMMERCIAL DEVELOPMENT (PTY) LTD	RES	ERF 7303 ESTCOURT	673 m ²	R 560,000	
7305	0		ESTCOURT	KHUMALO ZANDILE EUNICE	RES	25 RYDER HAGGARD ROAD	450 m ²	R 650,000	
7306	0		ESTCOURT	MYEZA NOKUKHANYA WITNESS	RES	23 RYDER HAGGARD ROAD	450 m ²	R 385,000	
7307	0		ESTCOURT	MLAMBO BONGEKILE LYNN	RES	ERF 7307 ESTCOURT	450 m ²	R 630,000	
7308	0		ESTCOURT	DLAMINI MANDLA RAPHAEL	RES	19 RYDER HAGGARD ROAD	450 m ²	R 645,000	
7309	0		ESTCOURT	MOLOI ITUMELENG PRECIOUS	RES	ERF 7309 ESTCOURT	450 m ²	R 455,000	
7311	0		ESTCOURT	MCHUNU JENIFFAR HLENGIWE	RES	ERF 7311 ESTCOURT	450 m ²	R 525,000	
7312	0		ESTCOURT	HADEBE NONKULULEKO THULELENI	RES	11 Ryder Haggard Road	450 m ²	R 455,000	
7313	0		ESTCOURT	NTOKOZWENI COMMERCIAL DEVELOPMENT (PTY) LTD	RES	ERF 7313 ESTCOURT	450 m ²	R 435,000	
7315	0		ESTCOURT	MCHUNU NOKULUNGA RITTA	RES	5 Ryder Haggard Road	450 m ²	R 440,000	

RESIDENTIAL

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
7316	0		ESTCOURT	BAIN COLIN	RES	ERF 7316 ESTCOURT	450 m ²	R 510,000	
7317	0		ESTCOURT	MIYA SAKHILE KHAYALETHU PETER	RES	ERF 7317 ESTCOURT	601 m ²	R 600,000	
7318	0		ESTCOURT	HLATSHWAYO DUDUZILE PURITY	RES	2 FATHER FOLLIS ROAD	475 m ²	R 510,000	
7320	0		ESTCOURT	MAZIBUKO NONTOBEXO	RES	ERF 7320 ESTCOURT	450 m ²	R 440,000	
7323			ESTCOURT	SHANDU THEMBEKA AMANDA	RES	12 FATHER FOLLIS ROAD	450 m ²	R 120,000	
7325	0		ESTCOURT	MSELE VICTOR SLINDELO	RES	ERF 7325 ESTCOURT	450 m ²	R 120,000	
7345	0		ESTCOURT	MOODLEY SOOBARAMONEY	RES	ERF 7345 ESTCOURT	400 m ²	R 120,000	
7347	0		ESTCOURT	MAGUBANE GUGU PRECIOUS	RES	ERF 7347 ESTCOURT	400 m ²	R 440,000	
161	0		FRERE	SHEZI SILWAYIPHI PATRICK	RES	ERF 161 FRERE	58,159 m ²	R 115,000	
162	0		FRERE	SHEZI SILWAYIPHI PATRICK	RES	ERF 162 FRERE	55,239 m ²	R 110,000	
163	0		FRERE	SHEZI SILWAYIPHI PATRICK	RES	ERF 163 FRERE	5.5239 Ha	R 110,000	
164	0		FRERE	SHEZI SILWAYIPHI PATRICK	RES	ERF 164 FRERE	40,483 m ²	R 725,000	
1809	0		WEMBEZI A	MATHOBELA MDUDUZI SEVELLINOS	RES	1809 Section A, A	465 m ²	R 105,000	
409			WEMBEZI B	MBELE MBONENI JUDA	RES	409 Section B	300 m ²	R 280,000	

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 08 April 2016

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