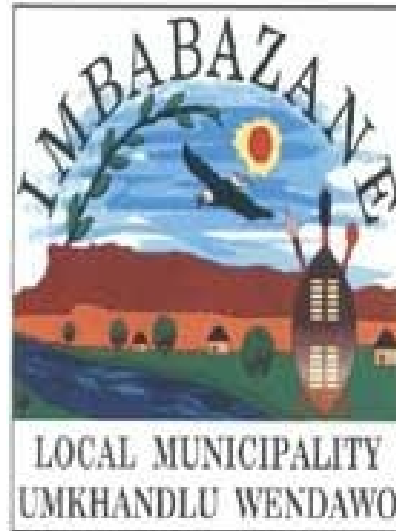


**Imbabazane Municipality**  
**Supplementary Roll 3**  
**Prepared in terms of the**  
**Municipal Property Rates Act No. 6 of 2004**



**Undertaken For:** Imbabazane Municipality  
P O Box 750  
Estcourt  
3310

**Fixed Date of Valuation:** 01 July 2012

**Date of Compilation:** 13 September 2016

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



**Categories:**

COMMUNAL LAND  
CONSERVATION - NEMA

COMM LAND  
NEMA

## 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

**COMMUNAL LAND**

| <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> |
|------------|----------------|------------------------------|--------------------------|-----------------|---------------------------------------|----------------|---------------------|-------------|
| 9605       | 0              | DRAKENSBERG LOCATION<br>NO 2 | INGONYAMA TRUST-TRUSTEES | COMM LAND       | DRAKENSBERG LOCATION NO 2 NO.<br>9605 | 15,508.7412 Ha | R 62,000,000        |             |

**CONSERVATION - NEMA**

| Erf   | Ptn | Rem | Town Name                | Owner | Category | Physical Address             | Extent         | Market Value  | Unit  |
|-------|-----|-----|--------------------------|-------|----------|------------------------------|----------------|---------------|-------|
| 0     | 0   |     | STATE LAND GIANTS CASTLE | R S A | NEMA     | STATE LAND GIANTS CASTLE     | 29,639.3027 Ha | R 275 000 000 | u0-0* |
| 6810  | 0   |     | A OF HIGHVELDT NO 2      | R S A | NEMA     | A OF HIGHVELDT NO 2 NO. 6810 | 80.9372 Ha     | *             | u0-0  |
| 9038  | 0   |     | ARBORFIELD               | R S A | NEMA     |                              | 566.1962 Ha    | *             | u0-0  |
| 8713  | 0   |     | BERGVIEW                 | R S A | NEMA     |                              | 563.6592 Ha    | *             | u0-0  |
| 11521 | 0   | R   | CALTHROP                 | R S A | NEMA     | CALTHROP NO. 11521           | 842.4723 Ha    | *             | u0-0  |
| 11521 | 1   |     | CALTHROP                 | R S A | NEMA     |                              | 107.8771 Ha    | *             | u0-0  |
| 9824  | 2   |     | CAPELLA                  | R S A | NEMA     |                              | 2.0351 Ha      | *             | u0-0  |
| 9824  | 3   |     | CAPELLA                  | R S A | NEMA     |                              | 6.5102 Ha      | *             | u0-0  |
| 9824  | 4   |     | CAPELLA                  | R S A | NEMA     |                              | 24.2336 Ha     | *             | u0-0  |
| 9824  | 5   |     | CAPELLA                  | R S A | NEMA     |                              | 198.0084 Ha    | *             | u0-0  |
| 10923 | 0   |     | CLEFFE                   | R S A | NEMA     | CLEFFE NO. 10923             | 234.5711 Ha    | *             | u0-0  |
| 9039  | 0   |     | CLOUDLAND                | R S A | NEMA     | CLOUDLAND NO. 9039           | 519.5965 Ha    | *             | u0-0  |
| 4330  | 0   | R   | COMPENSATION             | R S A | NEMA     | ERF 4330 COMPENSATION        | 966.5952 Ha    | *             | u0-0  |
| 4330  | 1   |     | COMPENSATION             | R S A | NEMA     | PTN 1 ERF 4330 COMPENSATION  | 24.8319 Ha     | *             | u0-0  |
| 10018 | 0   |     | COW BEACH                | R S A | NEMA     | COW BEACH NO. 10018          | 1,121.7390 Ha  | *             | u0-0  |
| 10019 | 0   |     | COW DEN                  | R S A | NEMA     | COW DEN NO. 10019            | 623.0479 Ha    | *             | u0-0  |
| 9042  | 0   |     | DAWN                     | R S A | NEMA     | DAWN NO. 9042                | 552.7331 Ha    | *             | u0-0  |
| 11176 | 2   |     | DUNSINK                  | R S A | NEMA     |                              | 562.1858 Ha    | *             | u0-0  |
| 9825  | 1   |     | ELANDS PARK              | R S A | NEMA     |                              | 238.0549 Ha    | *             | u0-0  |
| 13019 | 0   |     | FOXTAIL                  | R S A | NEMA     |                              | 897.5126 Ha    | *             | u0-0  |
| 8845  | 0   |     | GUADALOUPE               | R S A | NEMA     | GUADALOUPE NO. 8845          | 387.1559 Ha    | *             | u0-0  |
| 8845  | 1   |     | GUADALOUPE               | R S A | NEMA     | PTN 1 GUADALOUPE NO. 8845    | 318.4748 Ha    | *             | u0-0  |
| 7087  | 0   |     | HASTINGS                 | R S A | NEMA     |                              | 640.5395 Ha    | *             | u0-0  |
| 5504  | 0   |     | HIGHVELDT C              | R S A | NEMA     | HIGHVELDT C NO. 5504         | 242.0745 Ha    | *             | u0-0  |
| 5504  | 1   |     | HIGHVELDT C              | R S A | NEMA     | PTN 1 HIGHVELDT C NO. 5504   | 162.1056 Ha    | *             | u0-0  |
| 12140 | 0   |     | HIGHVELDT NO 2 B         | R S A | NEMA     | HIGHVELDT NO 2 B NO. 12140   | 239.4652 Ha    | *             | u0-0  |
| 13251 | 0   | R   | HILLSIDE                 | R S A | NEMA     |                              | 462.4056 Ha    | *             | u0-0  |
| 13251 | 1   |     | HILLSIDE                 | R S A | NEMA     |                              | 462.4056 Ha    | *             | u0-0  |
| 7809  | 1   |     | HONITON                  | R S A | NEMA     | PTN 1 HONITON NO. 7809       | 329.9831 Ha    | *             | u0-0  |
| 10546 | 0   |     | KILMESSAN                | R S A | NEMA     | KILMESSAN NO. 10546          | 65.4947 Ha     | *             | u0-0  |
| 8953  | 0   | R   | MOUNTAIN VIEW            | R S A | NEMA     |                              | 287.9454 Ha    | *             | u0-0  |
| 8953  | 1   |     | MOUNTAIN VIEW            | R S A | NEMA     |                              | 287.9455 Ha    | *             | u0-0  |
| 5505  | 1   |     | OTTERBURN                | R S A | NEMA     | PTN 1 OTTERBURN NO. 5505     | 30.3678 Ha     | *             | u0-0  |
| 5505  | 2   |     | OTTERBURN                | R S A | NEMA     | PTN 2 OTTERBURN NO. 5505     | 76.6227 Ha     | *             | u0-0  |

**CONSERVATION - NEMA**

| <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> |
|------------|------------|------------|------------------|--------------|-----------------|-------------------------------|---------------|---------------------|-------------|
| 5505       | 3          |            | OTTERBURN        | R S A        | NEMA            | PTN 3 OTTERBURN NO. 5505      | 8.6031 Ha     | *                   | u0-0        |
| 6809       | 1          |            | OTTERBURN NO 2   | R S A        | NEMA            | PTN 1 OTTERBURN NO 2 NO. 6809 | 58.9598 Ha    | *                   | u0-0        |
| 6809       | 2          |            | OTTERBURN NO 2   | R S A        | NEMA            | PTN 2 OTTERBURN NO 2 NO. 6809 | 326.2047 Ha   | *                   | u0-0        |
| 11175      | 1          |            | SNOWFLAKE        | R S A        | NEMA            |                               | 65.0685 Ha    | *                   | u0-0        |
| 7129       | 0          | R          | SOLITUDE         | R S A        | NEMA            |                               | 299.7658 Ha   | *                   | u0-0        |
| 7129       | 1          |            | SOLITUDE         | R S A        | NEMA            |                               | 28.5389 Ha    | *                   | u0-0        |
| 13008      | 0          |            | SOLITUDE ANNEXE  | R S A        | NEMA            |                               | 53.8824 Ha    | *                   | u0-0        |
| 8048       | 0          |            | ST LEONARDS      | R S A        | NEMA            |                               | 552.6442 Ha   | *                   | u0-0        |
| 8750       | 0          |            | THE CLIFFS       | R S A        | NEMA            | THE CLIFFS NO. 8750           | 593.2449 Ha   | *                   | u0-0        |
| 11949      | 0          |            | ULUNDI RESERVE B | R S A        | NEMA            | ULUNDI RESERVE B NO. 11949    | 39.2918 Ha    | *                   | u0-0        |

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

I, Scott Aldridge, Identity Number 7511175189082 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 Imbabazane 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 13 September 2016

Professional Registration number with the South African Council for The Property Valuers Profession: 4286

Professional Valuer by Category of Professional Registration



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Signature of Valuer of Municipality