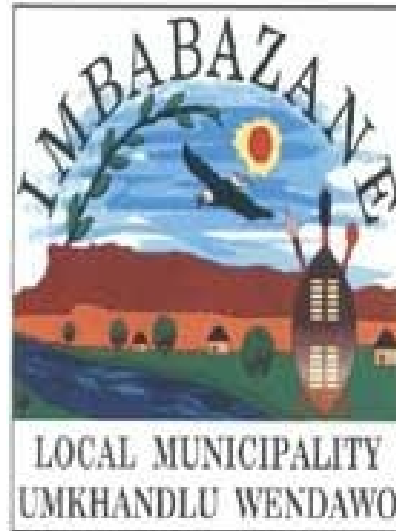


Imbabazane Municipality
Supplementary Roll 3
Prepared in terms of the
Municipal Property Rates Act No. 6 of 2004



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

Erf	Ptn Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
9605	0	DRAKENSBERG LOCATION NO 2	INGONYAMA TRUST-TRUSTEES	COMM LAND	DRAKENSBERG LOCATION NO 2 NO. 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

Erf	Ptn	Rem	Town Name	Owner	Category	Physical Address	Extent	Market Value	Unit
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



Signature of Valuer of Municipality